



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

July 26, 2018

TO: David W. Louie, Chair  
Elvin W. Moon, Vice Chair  
Doug Smith, Commissioner  
Laura Shell, Commissioner  
Pat Modugno, Commissioner

FROM: Marie Pavlovic  
Land Divisions Section

**Project No. 92074-(5) – Conditional Use Permit No. 200600210 – Oak Tree Permit  
No. 201000029 – Housing Permit No. 2016001958 – Vesting Tentative Tract Map  
No. TR51644-1 - RPC Meeting: August 1, 2018 - Agenda Item: 8**

The Tesoro project is currently scheduled for a Commission public hearing on Wednesday, August 1, 2018. Please find attached additional information provided herein by staff subsequent to the July 19, 2018 Commission Hearing Package.

**List of Revised Materials**

- Attachment A - Revised Staff Report with adjusted page numbers and modification to pg. 4, paragraph 3:
  - "The project is proposed to be *recorded* in 18 phases with creation of the open space lots and construction of the main public loop road occurring in the first and second phases."
- Attachment B - Draft Conditional Use Permit Conditions with revisions as follows:
  - correction to Appeal Date (#10);
  - addition of a condition indicating 1999 conditions pertaining to Area D remain in effect (#24);
  - clarification on application of the average lot size of single-family lots (#27);
  - clarification on landscaping conformance (#38);
  - restriction of alcohol sales and consumption at recreation centers (#55);
  - elimination of an unnecessary condition pertaining to future facility signage (previously #56).
- Attachment C - Draft Vesting Tentative Tract Map Conditions with revisions as follows:
  - correction to appeal date (#10);
  - addition of a condition indicating 1999 conditions pertaining to Area D remain in effect with the exception of Condition No. 14. (#24);

- addition of a condition granting access from the Senior Recreation Center and senior-multi-family development to natural open space areas for maintenance (#69).
- correction to VTTM map date provided as an Attachment on pg. 10.

**List of Additional Materials**

- Attachment D - Updated Department of Parks and Recreation Approval Letter
- Attachment E - Clarification Memo
- Attachment F - Retaining Wall Exhibit
- Attachment G - Slope Density Exhibit
- Attachment H - Design Portfolio
- Attachment I - Memorandum Response to Comment
- Attachment J - Applicant Letter to the Commission
- Attachment K - Mitigation and Monitoring Program Report (included on CD provided as part of packet)
- Attachment L - Findings of Fact and Overriding Statement of Concern (included on CD provided as part of packet)
- Attachment M – Letter from the California State Department of Conservation, Division of Oil, Gas, and Geothermal Resources (Division) dated July 12, 2018.

If you need further information, please contact Marie Pavlovic at (213) 974-6433 or [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov). Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SDJ:MP

# **Attachment A**





Los Angeles County  
Department of Regional Planning

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Amy J. Bodek, AICP  
Director

July 19, 2018

TO: David W. Louie, Chair  
Elvin W. Moon, Vice Chair  
Doug Smith, Commissioner  
Laura Shell, Commissioner  
Pat Modugno, Commissioner

FROM: Marie Pavlovic, Senior Regional Planner  
Land Divisions Section

SUBJECT: **Project No. 92074-(5)**  
**Revised Vesting Tentative Tract Map No. 51644-1**  
**Conditional Use Permit No. 200600210**  
**Oak Tree Permit No. 201000029**  
**Housing Permit No. 2016001958**  
**RPC Meeting: August 1, 2018**  
**Agenda Item: 8**

**ENTITLEMENTS REQUESTED**

- Revised Vesting Tentative Tract Map No. 51644-1 to subdivide 1274.6 acres of the 1795-acre master-planned development into 811 lots [696 single-family lots; 9 multi-family lots (124 detached condominium units); 15 debris basin lots; 12 water quality basin lots; 3 water tank lots; 1 helipad lot; 5 senior recreation area lots; 1 senior recreation center; 6 linear park lots; 9 private park lots; 1 recreation center lot; 29 open space lots; and 24 private driveway/private and future street lots] for a total of 820 residential dwelling units in Zones A-2-2 (Heavy Agricultural – 2 acre minimum lot size) and RPD-20,000-2.8U (Residential Planned Development – 20,000 square feet minimum lot size – 2.8 dwelling units per acre) pursuant to the Los Angeles County ("County") Code Section 21.38.010. The map includes a density transfer of 475 dwelling units from Area A of the Project approved in 1999 as allowed under the policies of the 1990 Santa Clarita Valley Area Plan (1990 "SCVAP").
- Conditional Use Permit (CUP) for a density-controlled development ("DCD") within a Hillside Management Area and Significant Ecological Area, includes grading exceeding 100,000 cubic yards in Zones A-2-2 and RPD-20,000-2.8U pursuant to County Zoning Code ("Zoning Code") Sections 22.24.150, 22.20.460, and 22.56.215.

**PROJECT NO. 92074-(5)**  
**VESTING TENTATIVE TRACT MAP NO. TR51644-1**  
**CONDITIONAL USE PERMIT NO. 200600210**  
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- Discretionary Housing Permit for a density bonus of 108 dwelling units (21.2%) in return for setting aside 365 dwelling units (71.8%) for senior citizens pursuant to Chapter 22.52, Part 17 of Title 22 of the County Zoning Code.
- Discretionary Oak Tree Permit for the removal of 11 oak trees and encroachment into the protected zone of one oak tree pursuant to Chapter 22.56, Part 16 of Title 22 of the County Zoning Code.

### **PROJECT SITE**

The Project site is undeveloped. The site is located in the eastern portion of the Santa Clarita Valley, adjacent to the City of Santa Clarita, and within the Santa Clara River watershed. The Santa Clara River is located approximately 3.3 miles to the south, the Angeles National Forest is approximately 3,000 feet north of the northernmost Project boundary, and Castaic Lake is approximately two miles to the northwest. The Project site is adjacent to, and northwesterly of, the built-out portion (Area A) of the Tesoro del Valle master-planned development, just north of Avenida Rancho Tesoro and west of Casa Luna Place.

The Project site consists of moderately steep to steep terrain in the central, western, and northern portions of the property, leveling off toward the east along the broad alluvial bottom of San Francisquito Creek. Elevations across the Project site range from 1,932 feet above mean sea level ("msl") along the central ridgeline to 1,200 feet above msl near the southern portion of San Francisquito Creek, for a total relief of 732 feet. The most prominent topographic feature is the northeast-trending western ridgeline of

San Francisquito Canyon that roughly transects the central portion of the Project site. Portions of Wayside and Tapia Canyons, as well as several unnamed canyons and ridgelines, comprise the western portion of the site.

### **Project Description**

The proposed Project involves revising the master-planned development (Areas A, B, C, & D) originally approved in 1999 for the development of 1,791 residential units (898 single-family lots and 893 multi-family units) on 1,795 acres with residential development approved as follows:

- Area A (443.4 acres) – 659 single-family units and 893 multi-family units;
- Area B (595.5 acres) – 122 single-family units;
- Area C (668.7 acres) – 115 single-family units;
- Area D (87.4 acres) – 2 single-family units (estate lots)

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The approval also included approximately 6.2 acres of commercial use (40,000 square feet), 61.8 acres of active parks, a 13.9-acre recreation center, an elementary school site, a historical site (Harry Carey Ranch Interpretive Center, currently known as the Tesoro Adobe Historic Park), and bicycle/hiking/equestrian trails throughout the 1,795-acre site. Additional design features included a fire station site, water quality/retention basins, water tank sites, equestrian rest areas, and permanent open space. Approximately 621.5 acres, or 35% of the Tesoro development was designated as permanent natural open space. In addition, approximately 30 acres within Area D, identified as being within SEA 19 (now identified as SEA No. 20), was dedicated to the Mountains Recreation and Conservation Authority ("MRCA").

Build-out of Area A was largely completed in 2006, but of the 1,552 residential units approved for the area, only 1,077 were built leaving 475 units unconstructed. The number of residential units ultimately constructed in Area A were reduced to respond to changing housing needs and avoid geotechnical conditions within Area A. The following table identifies the number of built and un-built residential units in Area A as well as the number of previously approved residential units that have not yet been built within each of the other areas.

**SUMMARY OF BUILT AND UN-BUILT APPROVED  
 RESIDENTIAL UNITS BY AREA**

Area	1999 Approved Project	Units
<b>Built Units</b>		
A	Single-Family Residential	657
	Townhomes	125
	Multi-Family Residential	<u>295</u>
	<b>Subtotal</b>	<b>1,077</b>
<b>Un-Built Units</b>		
A	Single-Family Estate Lot	2
	Townhomes	34
	Multi-Family Residential	439
B	Single-Family Residential	122
C	Single-Family Residential	114
	Single Family Estate Lot	1
D	Single-Family Estate Lot	2
	<b>Subtotal</b>	<b>714</b>
	<b>Total</b>	<b>1,791</b>

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The revised Project proposes to develop 820 units (455 single-family lots and 365 senior condos units) that include the 237 units that are entitled for development in Areas B (122) and C (115), the 475 un-built units from Area A, and an additional 108 units pursuant to a density bonus. Area D is not a part of the revised Project and the two dwelling units allocated to this area are not included in the density transfer. The Project also includes 19.1 acres of parks and other recreational amenities, including expansion of the Cliffie Stone trail with a trail staging/rest area and two recreational centers; a 2.1-acre helistop (or helipad) that would be dedicated to the County; an internal circulation system; and associated infrastructure and utility systems on a Project site of 1,274.6 acres.

The Project site is located within a Hillside Management Area ("HMA"), characterized by slopes of 25% and greater, and the Project boundaries are located within a Significant Ecological Area ("SEA"); although, no development is proposed within the SEA. Since the Project is located within special management areas, a density-controlled development is requested to reduce lot size and cluster development to minimize impacts to the Hillside and avoid the Significant Ecological Area. Under the approved plan, grading would impact 518.6 acres; however, clustering development would reduce the development footprint to approximately 393.6 acres which represents a 25% reduction. Approximately 23.6 million cubic yards ("mcy") of grading is proposed (9.1 mcy of cut and 9.1 mcy of fill & 5.4 mcy of remedial grading) to be balanced on-site. These figures are inclusive of bulking and shrinkage, and includes grading associated with off-site improvements.

The Project is proposed to be recorded in 18 phases with creation of the open space lots and construction of the main public loop road occurring in the first and second phases. Residences will be served by a series of interconnecting roads that will branch off of the main loop. The Project will involve the establishment of the necessary trunk lines and connections to provide water, sewer, gas electric, cable, and telephone service to the proposed development.

Extension of all utilities and some services to the Project site will be necessary to accommodate Project implementation. To facilitate the provision of utilities and services, annexation to the Santa Clarita Valley Water Agency will be required as well as connection to the City of Santa Clarita sewer system. Other approvals are required (i.e., 404 Permit, 1603 Streambed Alteration Agreement, and 401 Certification) to authorize development that will affect resources under regulatory agency control.

#### **MAP DESCRIPTION**

The vesting map dated December 12, 2017 depicts 811 lots (696 single-family lots); 9 multi-family lots (124 detached condominium units); 15 debris basin lots; 12 water quality basin lots; 3 water tank lots; 1 helipad lot; 5 senior recreation area lots; 1 senior recreation center; 6 linear park lots; 9 private park lots; 1 recreation center lot; 29 open space lots; and 24 private driveway/private street lots) on 1274.6 acres. The development would be served by a main public loop road that is provided by extending and joining the existing Avenida Rancho Tesoro and Casa Luna roads. All 365 senior units will be located south



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of the loop road and served by two gated access points. The 346 dwelling units located north of the loop road will be served by three gated access points while the 109 single-family lots located east of the Avenida Rancho Tesoro extension will have unrestricted access. Natural open space areas are provided to the north and west of the proposed development footprint.

The Exhibit "A"/Exhibit Map dated December 12, 2017 depicts a total of 811 lots and 124 detached condominium dwelling units in two locations south of the loop road, along with access, grading, drainage, infrastructure, and other open space, recreational, and public facility uses on 1274.6 acres.

### **EXISTING ZONING**

The subject property is zoned R-1 (Single-Family Residence), RPD-20,000-2.8U, and A-2-2. However, since the applicant has elected for the Project to be subject to the 1990 SCVAP, the applicable zoning is A-2-2 and RPD-20,000-2.8U.

Surrounding properties are zoned as follows:

North: A-2 (Heavy-Agricultural—10,000 s.f. minimum lot size)

South: R-1, O-S (Open Space)

East: A-2, RPD-20,000-2.8U, RPD-12,000-3.7U (Residential Planned Development—12,000 s.f. minimum lot size—3.7 du/ac), R-3-24U-DP (Limited Multiple Residence—24 du/ac—Development Program), and R-1

West: A-2-5 (Heavy Agricultural – 5 acre minimum lot size)

### **EXISTING LAND USES**

The subject property is undeveloped except for four existing water tanks (on two graded pads) located within Area B.

Surrounding properties are developed as follows:

North: vacant land

South: single-family residences, Tesoro Adobe Historic Park

East: vacant land, single-family residences

West: vacant land

### **PREVIOUS CASES/ZONING HISTORY**

The Tesoro development was approved in 1999 for the build out of a total of 1,791 dwelling units in four Areas (A, B, C, D) on 1795 acres, approximately 6.2 acres of commercial use (40,000 square feet), 61.8 acres of active parks, a 13.9-acre recreation center, and elementary school site, a historical site (Tesoro Adobe Historic Park), and bicycle/hiking, equestrian trails throughout the original 1,795-acre site, a fire station site, water quality/retention basins, water tank sites, equestrian rest areas, and permanent open space. An EIR (State Clearinghouse No. 1993021007) was prepared for the Tesoro del Valle Project and certified along with approval of the Project in 1999. A revised

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Mitigation Monitoring Plan and Findings of Fact and Statement of Overriding Considerations that reflect the redesign were also adopted as revised in May 1999.

From May 1999 through 2004, the County of Los Angeles Department of Regional Planning ("DRP") approved various amendments to VTTM 51644 with respect to Area A. An amended map was approved in August 2002 authorizing relocation of units within the multi-family lots, water tank redesign, and grading changes. A subsequent amended map was approved in March 2003 authorizing imposition of mitigation trees for the removal of dead heritage oak trees performed under County Forester supervision, reconfiguration of lots, expanded square footage of the commercial site to 75,000 square feet, and modified grading in connection with 7 retaining walls exceeding 6' in height. A third amended map was approved in August 2003 authorizing a reduction of multi-family units, minor changes to open space configuration grading.

The final recorded map, unit map 11, for Area A was approved on July 21, 2004 and build-out of the Area A was completed in 2006 in accordance with the final recorded map.

#### **ENVIRONMENTAL DETERMINATION**

Staff has determined and identified in the Notice of Preparation sent to agencies, that a Supplemental Environmental Impact Report ("SEIR") was necessary for the revised Project. All environmental factors were addressed in the Supplemental Draft EIR ("SDEIR") as follows:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Transportation/Traffic
- Utilities and Service Systems

The Project will have a less than significant impact in the following areas and mitigation is not needed as described in the SEIR:

- Agriculture and Forestry Resources. The Project site is not currently designated currently as Prime, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance and contains no forestry or timberland resources.

- **Geology/Soils.** Impacts related to geologic and seismic conditions and soil engineering constraints existing on the Project site or resulting from development of the Project would be less than significant with implementation of all recommendations identified in all geotechnical reports, including, but not limited to implementation of sediment-control measures, conformance with applicable County Building Code, and removal or avoidance of mapped landslide areas.
- **Hazards and Hazardous Materials.** The Project would comply with all fire hazards and emergency standards through Project design including development and maintenance of fuel modification zones and provision of a helistop.
- **Land Use.** The Project is consistent with the 1990 Santa Clarita Valley Area Plan and complies with the County's Zoning and Subdivision Codes.
- **Mineral Resources.** There are no known construction aggregate resources on the Project site. Therefore, implementation of the Project would not result in the loss of availability of a known construction aggregate resource.
- **Population/Housing.** The Project would provide for growth in housing, and population that is consistent with the growth projections for the area, as incorporated into the SCAVP and with the growth projections used by SCAG in the development of the 2016–2040 RTP/SCS. The Project would also contribute, through the provision of senior housing, to meeting the County's regional housing needs.

As identified in the SEIR, after implementation of the required mitigation measures for the areas identified below, the revised Project would result in less than significant impacts to the environment.

- **Air Quality.** The Project would result in an increase in pollutant emissions during construction and operation. Short-term impacts resulting from construction would be reduced to less than significant through implementation of 1999 AQ MMP-1 through 1999 AQ MMP-6a and b and MM AQ-1 and MM AQ- 2 for both direct and cumulative impacts. Long-term direct and cumulative emissions would be less than significant for all criteria pollutants and localized (hot spot) CO emissions. Additionally, the combined grading plus operational activities would be mitigated to less than significant levels with implementation of MM AQ-1 and MM AQ-2.

- **Biological Resources.** The Project would impact chamise chaparral-sage scrub, holly-leaf cherry woodland, mixed chaparral-alluvial scrub-annual grassland, sage scrub, sage scrub-annual grassland, southern riparian scrub, coast live oak trees and coast live oak woodland, mariposa lily plants, western spadefoot toad, migratory birds, burrowing owl. Impacts to these plants and animals would be mitigated to less than significant through implementation of 16 biological mitigation measures. The Project would have a less than significant impact related to wildlife movement.
- **Cultural and Paleontological Resources.** Archaeological and paleontological resources have the potential to be present on-site; therefore, mitigation measures are included to offset any encounters of cultural resources during construction.
- **Energy.** The Project would require energy for construction and operation; however, a mitigation measure has been introduced to control ozone precursor emissions from construction equipment including limiting the idling period for construction equipment.
- **Greenhouse Gases.** The Project would generate greenhouse gases emissions; however, the Project would comply with the County's Climate Action Plan. Additionally, mitigation measures requiring green building practices, water conservation, energy efficient systems, solar systems, and reuse and recycling programs would reduce greenhouse gas emissions to a less than significant level.
- **Hydrology and Water Quality.** Project design includes constructing debris and water quality basins, employing best management practices for controlling construction and stormwater runoff and potential mudflows during operations, plus applicable mitigation measures involving installation of subdrains, placement of sandbags during construction, installation of energy dissipaters to eliminate erosion hazard, and vegetating manufactured slopes reduces impacts to less than significant.
- **Noise.** The Project would result in increased noise levels during construction and operation. These impacts would be reduced to less than significant through mitigation measures requiring subsequent noise analysis, placement of equipment away from residences, erection of temporary noise barriers, and notification of a helispot.
- **Public Services.** Development of the Project, in conjunction with other development occurring in the County's Fire and Sheriff Departments' service

areas, would result in an increased regional demand for fire and police protection services; however, the provision of the helistop and compliance with the Law Enforcement Facilities Fee would reduce the Project's direct impacts, plus mitigation measures requiring submittal of an Emergency Access Plan and/or Congestion Management Plan would reduce construction impacts to a less than significant level.

- **Tribal Cultural Resources.** Tribal cultural resources have the potential to be present on-site; therefore, mitigation measures are included to offset any encounters of tribal cultural resources during construction.
- **Utilities and Service Systems.** Impacts to water supply and service, wastewater disposal, and natural gas and electricity energy supply would be mitigated to a less than significant level through energy and water conservation measures. A Water Supply Assessment was prepared which recognizes that the Project can be served by adequate existing and future water supply. Well monitoring would be required for any construction activities requiring the pumping from local groundwater wells. Potential impacts to solid waste capacity would be mitigated by recycling and waste reduction programs.

As identified in the DEIR, the Project would result in the following significant adverse impacts to the environment even after implementation of any required mitigation measures:

- **Aesthetics.** The Project would result in a reduction of grading footprint from 518.6 to 393.6 acres, however the alterations to the ridgeline as shown in Viewpoints 4, 6, 7, and 8 would continue to result in significant and unavoidable impacts to the aesthetic/visual character of the Project site. There is no mitigation available to reduce the impact to less than significant.
- **Transportation/Traffic.** Significant cumulative impacts at seven of the Project's study area intersections would result from implementation of the Project. Significant and unavoidable impacts to these intersections would remain even with implementation of Mitigation Measures Trans-1, Trans-2, and Trans-3 because: 1) they are under the jurisdiction of another agency (Caltrans) and the County cannot require that agency to approve and implement the required physical improvements; 2) the intersections are fully built-out; and/or 3) the recommended improvement does not fully mitigate the identified significant traffic impact.

- **The Old Road and I-5 southbound ramps.** Existing With Project (PM peak hour) and Future Cumulative With Project (AM and PM peak hours)
- **The Old Road and Rye Canyon Road.** Future Cumulative With Project (PM peak hour)
- **The Old Road and Magic Mountain Parkway.** Future Cumulative With Project (PM peak hour)
- **I-5 southbound ramps and Magic Mountain Parkway.** Future Cumulative With Project (AM and PM peak hours).
- **Copper Hill Drive and Decoro Drive.** Future Cumulative With Project (AM and PM peak hours)
- **Tesoro Del Valle-Rio Norte Drive/Copper Hill Drive.** Existing With Project and Future Cumulative With Project (AM and PM peak hours)
- **Rye Canyon Road/Copper Hill Drive and Newhall Ranch Road.** Future Cumulative With Project (PM peak hour).

## **STAFF EVALUATION**

### General Plan/Community Plan Consistency

The Project Site is located within the H2 (Residential – 2 dwelling units per acre), RL5 (Rural Land – 5 acre minimum lot size), and RL10 (Rural Land – 10 acre minimum lot size) land use categories of the 2012 SCVAP's Land Use Policy Map.

Since the Project was submitted prior to the adoption of the "One Valley, One Vision" Santa Clarita Valley Area Plan in 2012, the applicant has the option of being reviewed for consistency with the previous SCVAP, which was adopted in 1984 and comprehensively updated in 1990. Therefore, the applicant has elected for the Project to be reviewed for consistency with the 1990 SCVAP. The applicable land use designations are N-1 (Non-Urban 1 – max. 0.5 dwelling units/ac), U-1 (Urban 1 - 1.1 to 3.3 du/ac), HM (Hillside Management), and W (Floodplain Management Area) allow for residential development including single-family residences and detached condominiums outside of the Floodplain Management Area.

The Project proposal involves revising the master-planned development (Areas A, B, C, & D) originally approved in 1999 for the development of 1,791 residential units on 1795 acres. The applicant proposes to develop the 237 units originally allocated to Areas B and C and redistribute the 475 unbuilt dwelling units from Area A to the Project site within the HM land use category. The 1990 SCVAP Land Use Element defines a density transfer as the "rearrangement of allowed residential units among various land use classifications on a project site." The following general policies encourage density transfer:

- Land Use Element Policy 2.4 encourages the consideration of residential densities as averages to allow for clustering of development and/or the transfer of unit credit (1990 SCVAP, page 13);
- Land Use Element Policy 2.5 allows density transfers as a “means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs.” (1990 SCVAP, page 13).

In addition, the 1990 SCVAP, expressly authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased, and health and safety is not detrimentally affected. It is also recognized as a tool to preserve significant ecological areas. The proposed density transfer would be consistent with the 1990 SCVAP provisions. First, although there are four areas within the Tesoro development (Areas A through D), these areas constitute one Project site, which was approved in 1999 for the build-out of 1,791 residential units, or 1,789 units without Area D. Thus, the density transfer would not increase the number of units approved for the Project site (any increase would be authorized by a density bonus). The prior owner’s decision not to build out all 1,552 units in Area A was in response to the need for a superior design in the multi-family area of Planning Area A and to avoid geologic hazards. A letter dated December 11, 2008 from A.G.I Geotechnical, Inc. states that pre-existing geotechnical conditions, including historic occurrence of liquefaction or local geological, geotechnical and groundwater conditions indicates a potential for permanent ground displacement, limited development in tracts -2, -4, and -11.

Density for the revised project area of 1274.6 acres was calculated to determine the density bonus allowed under an Administrative Housing Permit. A density bonus is based on the baseline density. Non-urban Hillside Management Performance standards were applied to the revised project acreage to yield a baseline density of 508 units.

The Project is consistent with the following 1990 SCVAP policies:

**Land Use Element**

- *Policy 3.2: Require that new development fund the entire cost of all of the infrastructure demand created by the project.*

The Permittee would pay for improvements to widen two intersections and “fair share” costs of nearby road infrastructure and provide utility infrastructure from existing termini to the Project site. The Permittee would also be required to pay school, library, and park fees in accordance with state law and County ordinances.



- *Policy 4.1: In areas deemed significantly hazardous to the health, safety and welfare of the public, limit future development unless appropriate corrective measures are implemented.*

The Project is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ"). A public loop road is proposed to provide two means of access since the development consists of more than 75 dwelling units within a VHFHSZ. Project design features, including use of fire resistant and native drought tolerant landscaping, installation of 79 fire hydrants, and provision of a 2.1-acre helistop would be implemented. In addition, the preliminary fuel modification plan for the perimeter portions of the proposed development envelope would incorporate required set back zones, fire road clearance, long-term maintenance requirements, and conceptual planting. Each fuel modification zone would be designed to specifically address fire suppression in different ways. The zones would include requirements for minimum structure setbacks, permanent irrigation systems, fire retardant plants from a County-approved plant list, and landscape and planting maintenance. With the implementation of these features and other measures, fire hazard in the VHFHSZ would be reduced.

- *Policy 5.1: Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented.*

Development would extend the existing Avenida Rancho Tesoro and Casa Luna Roads where residential development is proposed to be clustered in close proximity to Area A (south of Project site) of the partially built-out master-planned Tesoro development. The portions of the Project site proposed for preservation are located in the western and northern portions of the Project site. The Project will avoid the SEA located in the northeastern portion of the Project site and undisturbed open space surrounding the development area is intended to be dedicated to an appropriate conservation agency with a commitment to ensure ongoing maintenance. The Project will avoid disturbance to drainages and steeper slopes in the northerly portion of the site and will preserve biological resources, including over 187 acres of chamise chaparral, 99 percent of the site's holly-leaf cherry woodland, approximately 182 acres of sage scrub, and 147 oak trees which represents 93 percent of the site's oak trees.

#### COMMUNITY DESIGN ELEMENT

- *Policy 2.1: Carefully integrate physical development in rural areas into the natural environmental setting.*

The Project would cluster development near existing infrastructure and residential uses and provide approximately 881 acres of natural open space. The Project's open space component would be located in the northern and western portions of the property, in an area contiguous to existing natural and rural uses.



- *Policy 3.2: Require that all new power distribution networks, communication lines, and other service network facilities be located underground wherever practical. Transmission lines should be located underground where feasible.*  
All service lines to the Project site would be located underground.

#### ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

- *Policy 1.5: Encourage clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character.*

The Project would cluster development near existing infrastructure and residential uses and provide approximately 881 acres of natural open space. The Project's open space component would be located in the northern and western portions of the property, in an area contiguous to existing natural and rural uses.

- *Policy 1.6: Protect known archaeological and historical resources to the extent appropriate.*
- *Policy 1.7: Require archaeological surface reconnaissance and impact assessment by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites.*

While there are no known specific historical or archaeological resources on the Project site, the MMRP would require work stoppage and analysis should any such resources be uncovered. In addition, a tribal monitor from the Tataviam Fernandean Band of Mission Indians shall be required during ground disturbance activities

- *Policy 6.1: As funding becomes available, implement the Trails Plan for the Santa Clarita Valley.*

As per the existing Trails Plan, the Department of Parks and Recreation is requiring the applicant to dedicate and improve the Cliffie Stone public trail adjacent to "A" and "E" Streets and construct a trail staging/rest area.

#### Zoning Ordinance and Development Standards Compliance

The project site is located within the Zones A-2-2 (Heavy Agricultural—Two Acre Required Minimum lot area) and RPD-20,000-2.8U (Residential Planned Development – 1 du per 20,000 s.f. – 2.8 Units per acre). The project is subject to the following standards:

- *Minimum Lot Size/DCD*

The Project site is zoned A-2-2 and RPD-20,000-2.8U, which allows for single-family residential uses at a density of one dwelling unit per two acres and 1 dwelling unit per 20,000 square feet, respectively. Since the majority of the site is located within a Hillside Management area (greater than 25 percent slope), it would be impractical and

undesirable to disperse two-acre residential lots over the entirety of the Project site. To achieve the proposed development of 820 residential lots, a CUP for density-controlled development (clustering) under Section 22.56.205 of the County Code is proposed. Section 22.56.205 allows specification of standards of development of the zone in which a density-controlled development is proposed. Under the proposed CUP, the Project's 696 single family lots would be clustered within 393.6-acres of the 1274.6-acre Project site, leaving approximately 881 acres of undisturbed land that would be permanently preserved as natural open space. The residential lots are proposed to range in size from 5,315 to 27,896 square feet with the average size of 9,152 square feet. With the implementation of the CUP for density control, the Project would preserve more land in a natural state and leave the SEA undisturbed with sufficient buffer between its biotic resources and the proposed subdivision.

- *Hillside Management*

Section 22.56.215 of the County Code imposes additional requirements for projects within hillside management areas. The Project site is located within a designated rural hillside management area, as it contains slopes of greater than 25% grade and is designated as a Hillside Management Area ("HMA") under the 1990 SCVAP. Under the hillside management criteria in effect until 2015—which would be the applicable criteria for this Project—any development that exceeds a certain low-density threshold in a rural hillside management area is required to obtain a Hillside Management CUP ("HMA-CUP").

Because the Project proposes a total of 820 dwelling units, it exceeds the low-density threshold of 130 units and therefore requires a HM-CUP. A minimum of 70% of the net area of all HM-CUP projects must be preserved as open space. The Project proposes to provide approximately 981 acres of open space, which is approximately 76% of the site's area of 1274.6 acres. Any project requesting a HM-CUP must demonstrate that it would meet the following criteria:

- a. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard;
- b. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area;
- c. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan;

- d. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents

The conformance of the Project with these criteria is analyzed in the "Neighborhood Impact/Land Use Compatibility" section below.

- *Significant Ecological Area*

Section 22.56.215 of the County Code imposes additional requirements for projects within significant ecological areas. The northeastern portion of the Project site is located within Significant Ecological Area 19 (San Francisquito Creek), now called SEA 20 (Santa Clara River). However, the proposed development is located wholly outside of the SEA boundaries and a sufficient buffer is provided between the SEA and proposed development leaving the SEA in an undisturbed state and eliminating direct impacts to the SEA. Even the Project avoids the SEA, the Project was presented before the Significant Ecological Area Technical Advisory Committee ("SEATAC") as required by the SEA Ordinance. SEATAC meetings were held June 5, August 7, and October 2 2017 where recommended mitigation, by the Committee, concerning indirect impacts to the SEA have been incorporated into the mitigation measures for biological resources. Therefore, the Project is compatible with the biotic resources as it maintains water bodies, watercourses, and their tributaries in a natural state; retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the development; and does not place roads and utilities in locations that would pose conflict with critical resources, habitat areas or migratory paths.

- *Grading*

Section 22.24.150 of the County Code requires a CUP for any grading project in the A-2 Zone that exceeds 100,000 cubic yards of earthmoving. The proposed Project would require 9.1 million cubic yards ("mcy") of cut and 9.1 mcy of fill, balanced on-site, as well as 5.4 mcy of remedial grading, for a total grading amount of 23.6 mcy. As a result, a CUP for grading is required.

- *Oak Tree Removal*

The removal or encroachment upon the protected zone of one oak tree for any development other than one single-family residence requires an Oak Tree Permit, pursuant to Section 22.56.2060 of the County Code. The applicant is proposing to remove 11 oak trees, most of which are located in an oak woodland located in the middle of the Project site, near the northern edge of the development footprint, and encroach into the protected zone of one oak tree. As required, the applicant has submitted an oak tree report by a certified arborist. This report, as well as the oak tree in question, was reviewed by the County Forester, who drafted conditions,

including the planting of mitigation trees, to lessen the impact of the oak tree removal. Draft Oak Tree Permit conditions, including those prepared by the Forester, have been attached to this report. Further, a mitigation measure (MM Bio-2) will be imposed to offset the loss of oak woodland through submittal and implementation of a Habitat Mitigation and Monitoring Program.

- *Density Bonus*

Pursuant to the County's Density Bonus Ordinance, a project consisting of 35 dwelling units or more may receive a 20% density bonus in return for age-restricting at least 50% of the pre-bonus density, under an Administrative Housing Permit. An applicant may request a density bonus exceeding 20% under a Discretionary Housing Permit. In applying the 1990 SCVAP land use designations to the revised Project area, a maximum of 508 residential units (baseline) are allowed on the 1274.6-acre Project site, not taking into account the density transfer and density bonus. The applicant is requesting a Discretionary Housing Permit to authorize a 21.2% density bonus (108 units) where the calculation is based on the maximum pre-bonus density of 508 units.

Site Visit

Staff visited the site in January 2017 and again on June 23, 2017 with members of the Fernandeano Tatavium Band of Mission Indians Tribe and the applicant's consultants. Staff can confirm that the topography and conditions of the site are accurately represented in the applicant's submitted maps and in the EIR.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 21.24.320 (Flag) 22.56.2820 (Housing), 22.56.215 (HMA & SEA), 22.56.040 (Grading & DCD), and 22.56.2100 (OT) of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

The applicant is required to substantiate all facts identified by Section(s) 22.56.205, 22.56.215, and 22.56.2100 of the County Code, which pertain to CUPs for density-controlled development, hillside management, and Oak Tree Permits. The Burden of Proof statements with applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof for each of these permits.

Neighborhood Impact/Land Use Compatibility

- *Land Use and Area Plan Compatibility*

As discussed in "General Plan/Community Plan Consistency" section above, the Project would be consistent with applicable policies of the 1990 SCVAP in that it employs a clustered design that enable greater conservation of natural resources.

The total proposed development footprint has been reduced several times since the Project was originally submitted in the year 2006, and the Project has gone through the extensive Subdivision Committee review process. Consequently, the Project would be consistent with Plan policies to take into consideration the sensitivities of natural environmental systems, hazards, infrastructure service capacities, and other constraints. This is done, partially, by preserving approximately 881 acres of natural open space. Numerous Project design features and mitigation measures detailed in the EIR and MMRP would result in the Project's less-than-significant impacts in all environmental areas with the exception of traffic and aesthetics. Required fuel modification and site design, including the secondary fire access road, would reduce potential fire hazards to acceptable levels.

- *HM-CUP Consistency*

The design of the Project would also comply with the requirements of the HM-CUP, which are delineated in the "Zoning Ordinance and Development Standards Compliance" section above. The Project would require approximately 18.2 million cubic yards ("mcy") of cut material, with all cut material being used as fill material within the site plus 5.4 mcy of remedial grading. Grading of the site include hillside slopes to remediate existing geologic conditions and to create stable building pads and internal roadways. All manufactured slopes will be stabilized by maintaining slope inclinations to no steeper than 2:1 (horizontal: vertical). Any potential debris flow would be reduced by removing loose surficial material, constructing debris basins, and constructing stable fill slopes. In addition, all surficial failures within the grading limits will be removed during grading, and all alluvial deposits within the grading footprint will be removed as part of the Project. All graded slopes will be seeded with deep-rooting, drought-resistant vegetation to minimize erosion. The HM-CUP requirements for nearby infrastructure and creative design are also required for density-controlled developments are addressed below.

- *Density-Controlled Development CUP Consistency*

Projects requiring a CUP for density-controlled development are required to meet certain criteria in order to be approved. In addition to the incorporation of certain conditions of approval, these projects are required to meet the general CUP burden of proof, which—among other things—mandates that a Project not adversely affect the health, comfort, or welfare of other persons in the vicinity, not be detrimental to or endanger surrounding properties, that it be adequately integrated into the surrounding area, and that it be adequately served by necessary infrastructure.

**PROJECT NO. 92074-(5)**  
**VESTING TENTATIVE TRACT MAP NO. TR51644-1**  
**CONDITIONAL USE PERMIT NO. 200600210**  
**DISCRETIONARY OAK TREE PERMIT NO. 201000029**  
**DISCRETIONARY HOUSING PERMIT NO. 2016001958**

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The density-controlled Project design avoids the SEA and provides natural buffer zones along the northern and western portions of the Project site, adjacent to existing open space resources. The MMRP would mitigate all Project impacts to sensitive biological resources.

Development would be located adjacent to existing infrastructure and utility systems in Area A of the Project. In addition, the Project would provide housing in an existing urbanized area with nearby services and employment opportunities fronting the I-5 corridor approximately 5 miles to the east. Also, the proposed design, scale, average lot size, and development pattern of the proposed single-family residential uses are consistent with the single-family Area A and the West Creek development located west of the Project site. The clustered design of the Project allows for the development of similar houses on smaller lots, reduces the Project's development footprint, and preserves more natural open space compared to the approved design. For these reasons, the proposed Project would constitute creative design.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Subdivision Committee comprised of County Departments cleared the Vesting Tentative Tract Map dated December 12, 2017 for public hearing. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, fire suppression technology, and replacement oak trees. The County Department of Parks and Recreation ("Parks and Recreation") has indicated that the proposed Project will not have impacts to its facilities. The County Department of Public Health ("Public Health") recommends approval of the Project based on review of the Water Supply Assessment ("WSA") for Newhall County Water District (NWCD) and the Project's use of public sewer. The aforementioned County departments as well as the Sheriff's Department, County Library, and County Sanitation District were consulted regarding the Draft SEIR ("DSEIR"), which was circulated to them from February 27, 2018 to April 12, 2018. The Final SEIR responds to all comments received during this period.

#### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

The DSEIR was circulated to numerous other agencies from February 27, 2018 to April 12, 2018. This was done through the State Clearinghouse, as well as individual agency consultations. Responses were received from the Federal Emergency Water Agency ("FEMA"), California Department of Fish and Wildlife ("CDFW"), the California Department of Transportation ("Caltrans"), South Coast Air Quality Management District ("SC, AQMD"), Local Agency Formation Commission ("LAFCO"), Santa Clarita Valley Water Agency ("SCVWA"), City of Santa Clarita, Santa Monica Mountains Conservancy

**PROJECT NO. 92074-(5)**  
**VESTING TENTATIVE TRACT MAP NO. TR51644-1**  
**CONDITIONAL USE PERMIT NO. 200600210**  
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("SMMC"), and the Fernandeano Tatavium Band of Mission Indians. The Final Supplemental EIR responds to all comments received during this period. No further comments were made regarding the requested permits.

#### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting. Newspaper notices were published in the Santa Clarita Valley Signal and La Opinion and notices of public hearing were mailed to property owners located within a 1,000-foot radius of the property boundaries, entities listed on the Project courtesy list, and any interested party that requested notification by mail. Notices were e-mailed to parties that provided comments on the Draft Supplemental EIR via e-mail.

#### **PUBLIC COMMENTS**

Since the distribution of the notice of public hearing, the County has received a total of nine letters – five in opposition to the Project and three in support. These letters are in addition to comments received on the DEIR, the contents of which are addressed in the FEIR. The constituents who wrote letters in opposition to the Project cite concerns about safety, overcrowding, adequate water supply, Project location, air quality during construction, fire and traffic safety, the proposed extension of Casa Luna Drive, and impact to owls near Casa Luna. Staff received three letters in support of the Project. Support is given on the basis that a greater amount of natural open space would be provided; the development footprint would be reduced; a mix of housing and new recreation facilities are proposed, and additional emergency vehicle only access is included. Additionally, a letter was received from Mr. Leo Lee regarding the Project's impact to his property's private access.

#### **FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

#### **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number 92074-(5), Vesting Tentative Tract Map Number TR51644-1; Conditional Use Permit Number 200600210; Discretionary Oak Tree Permit Number 201000029; and Discretionary Housing Permit 2016001958, subject to the attached conditions.



PROJECT NO. 92074-(5)  
VESTING TENTATIVE TRACT MAP NO. TR51644-1  
CONDITIONAL USE PERMIT NO. 200600210  
DISCRETIONARY OAK TREE PERMIT NO. 201000029  
DISCRETIONARY HOUSING PERMIT NO. 2016001958

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**SUGGESTED APPROVAL MOTION:**

**CEQA:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT ALONG WITH THE REQUIRED FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

**Entitlement:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NUMBER TR51644-1, CONDITIONAL USE PERMIT NUMBER 200600210; OAK TREE PERMIT NUMBER 201000029; AND HOUSING PERMIT NUMBER 2016001958 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Marie Pavlovic, Senior Regional Planner, Land Divisions Section  
Reviewed by Steven Jones, Principal Regional Planner, Land Divisions Section

**Attachments:**

- A – Project Summary
- B – Property Location Map
- C - Draft Findings and Conditions
- D - Burden of Proof statements
- E - Environmental Document (with CD)
- F - Correspondence
- G - Photographs
- H - Aerial Image
- I - Land Use and Zoning Maps
- J – 1999 Vesting Map and CUP Approvals
- K – Vesting Tentative Tract Map
- L – Exhibit “A”
- M – Clarification Memo
- N – Design Portfolio
- O – Applicant Letter to the Commission

SDJ:MP  
07/17/18



# **Attachment B**



**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. 92074 - (5)  
CONDITIONAL USE PERMIT NO. 200600210  
DISCRETIONARY HOUSING PERMIT NO. 2016001958  
OAK TREE PERMIT NO. 201000029**

**PROJECT DESCRIPTION**

- Conditional Use Permit ("CUP") 201600210 for a density-controlled development within a Hillside Management and Significant Ecological Area and includes grading exceeding 100,000 cubic yards.
- Discretionary Housing Permit 2016001958 for a density bonus of 108 dwelling (21.2%) in return for a senior citizen housing set-aside of 365 dwelling units.
- Oak Tree Permit 201000029 for the authorization to remove 11 oak trees and to encroach into the protected zone of one oak tree.
- A revised vesting tentative tract map to subdivide 1274.6 acres (Areas A, B, C) into 811 lots: [696 single-family residence lots; nine multi-family residence lots developed with 124 detached condominium units; 15 debris basin lots; 12 water quality basin lots; three water tank lots; one helipad lot; five senior recreation area lots; one senior recreation center lot; six linear park lots; nine private park lots; one private recreation center lot; 29 open space lots; and 24 private driveway/private and future street lots] for a total of 820 residential dwelling units.

The project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions Numbers, 10 and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or

its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of the last final unit map for Vesting Tentative Tract Map No. TR51644-1. In the event that Vesting Tentative Tract Map No. TR51644-1 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map.

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after your appeal period ends **August 22, 2018**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$3,153.00** (\$3,078.25 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental Environmental Impact Report for this project, in the office of the Recorder. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke

or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five copies** of a modified Exhibit "A" shall be submitted to Regional Planning by September 30, 2018.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

22. The use of the term Exhibit "A" and Exhibit Map shall be used interchangeably pertaining to these conditions.
23. The project shall comply with the Dark Skies Ordinance.
24. All conditions of the 1999 CUP Conditions of Approval pertaining Area D shall remain in place unless revised through a subsequent approval.

#### PROJECT SITE SPECIFIC CONDITIONS

25. This grant shall authorize the following:
  - a. a maximum of 820 residential units, which exceeds the low-density threshold in a Non-urban Hillside Management ("HMA");
  - b. density-controlled development in the A-2-2 zone
  - c. a density bonus of 108 dwelling units in return for setting aside 365 senior citizen dwelling units;
  - d. on-site grading exceeding 100,000 cubic yards of cut/fill material.
26. The project site shall be developed and maintained in substantial conformance with the approved Exhibit "A" dated December 12, 2107 and attached Clarification Memo dated May 17, 2018, or Revised Exhibit "A" or Amended Exhibit Map approved by the Director.
27. This project is approved as a density-controlled development in a non-urban HMA, whereby lots are clustered and in which the areas of the proposed single-family lots may be averaged to collectively conform to the minimum lot area of 9,152 square feet, as shown on the approved Revised Vesting Map. If multiple final maps are recorded, the average area of all single-family lots shown on each final unit map shall calculate to the average lot size given in the VTTM for the same unit map.
28. Front yard depths of single-family lots may be reduced from 20 feet to 15 feet for all habitable portions of the single-family residences to facilitate varied massing; but, the front yard depth for the portion of the single-family lot adjoining garages shall be maintained at 20 feet.
29. Open Space shall comprise not less than 70% of the net area of a residential development. Any subsequent amendments to the vesting map shall maintain the minimum open space requirement and an open space exhibit that includes an acreage breakdown for the different types of open space shall accompany all amendment requests.
30. Provide for the ownership and maintenance of open space lots, landscaped lots, park sites, private hiking trails, water tank sites, and water quality basins by:

- a homeowners' association;
  - a landscape maintenance district;
  - dedication/conveyance to a public agency; or
31. Grading, including permission granted for mass grading, shall be limited to that which is necessary to construct the on-site improvements as depicted on Exhibit "A" and off-site External Map Improvements depicted on the Vesting Map. No additional grading or development shall be permitted beyond that depicted unless approved by the Director.
32. Permittee shall, upon the commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
33. No construction equipment or vehicles shall be parked or stored on any existing public or private street.
34. Detonation of explosives or any other blasting device or material shall be prohibited unless required permits have been obtained.
35. All vehicles shall be maintained in compliance with the requirements of the South Coast Air Quality Board for vehicle emissions.
36. All retaining walls located within yards shall be limited to a height of 6 feet unless a Yard Modification entitlement is obtained. All other retaining walls shall be constructed to the height specified in the attached *Retaining Wall Exhibit* dated April 25, 2018.
37. A landscaping plan(s) for common or open space areas not to be left in a natural state, which may be incorporated into a Revised Exhibit "A," shall be submitted to and approved by the Director prior to issuance of a building permit. Landscaping shall include native species at a mixture and density determined by the Director and the Fire Department's Fuel Modification Unit. The landscaping plan shall show size, type and location of all plants, trees and watering facilities. The landscaping shall be maintained in compliance with the approved plans.

The landscaping plan must show all common areas planted with native vegetation, including not only trees, but shrubs and ground covering as well, except for the recreation areas and street rights of way. The landscaping mixture and density shall be reviewed and approved by staff and the fire department. Fire resistant plants should be given first consideration.

38. In addition to the review and approval by the Director, the landscape plans will be reviewed by the staff biologist of Regional Planning. Staff's review will include an evaluation of the balance of structural diversity, such as trees, shrubs, and



groundcover that may be expected 18 months after planting, in compliance with fire safety requirements. The landscaping layout shall be maintained in substantial conformance with landscaping depicted in the Design Portfolio.

39. All new utilities serving the development shall be installed underground unless otherwise authorized by the Department of Public Works.
40. All development shall be prohibited within the boundaries of Significant Ecological Area 20.
41. A Homeowner's Association ("HOA") shall be formed and CC&Rs shall be developed for the continuous maintenance of the commonly owned areas, including but not limited to, the community garden, open space areas, private driveway and fire lanes, landscaping, irrigation systems, commonly owned walls and fence, private parks, recreation centers, and recreation area to the satisfaction of the Director.
42. The covenants, conditions and restrictions governing the common areas and their administration shall be in compliance with all applicable statutes and regulations, and subject to the approval of the Director of Planning.
43. No dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development.
44. The permittee shall provide parking and 50% shade coverage of uncovered parking lots with 15 spaces or greater as required by the Tree Planting Ordinance.
45. The permittee shall provide long and short-term bicycle parking as required by the County Code.
46. The permittee shall comply with all conditions set forth in the attached County Departments of Public Works, Fire, and Public Health letters pertaining to the December 12, 2017 vesting map.
47. A covenant and agreement shall be entered into with the Community Development Commission ("CDC") to ensure the continuing availability of the senior citizen housing set-aside of 365 dwelling units for the use-restriction period specified in Part 17 of Chapter 22.52. The covenant and agreement shall be recorded with the County Recorder's Office prior to the issuance of a certificate of occupancy by the Department of Public Works.
48. A minimum of 254 senior citizen housing set-aside dwelling units shall be constructed prior to recordation of a unit map enabling the development of the 108 market-rate bonus density units.

49. Prior to final map approval, the subdivider or successor in interest shall agree to deposit a sum of \$1,640,000 into a fund, the name/type of which is to be determined ("Funds") that will be transferred to the Community Development Commission of the County of Los Angeles ("CDC"). CDC reserves the right to administer these Funds through a Notice of Funding Availability ("NOFA") or through direct assistance with expenditures restricted to the Fifth Supervisorial District. The Funds shall be made as in two installments as described below:
- The first installment shall be in the amount of \$820,000 to be funded prior to the issuance of the 100th building permit for residential construction.
  - The second installment shall be in the amount of \$820,000 to be funded prior to the issuance of the 500th building permit for residential construction.

**E. SENIOR RECREATION CENTER AND RECREATION CENTER (The following additional conditions relate to the senior recreation center and recreation center only.)**

50. The senior recreation center and recreation center, including the associated facilities and grounds, shall be owned and maintained by the homeowners' association.
51. The senior recreation center and recreation center shall service the residents of the project only and shall not be operated as a commercial business.
52. Provide for age-restriction of the recreation center located on lot 2457 in the CC&Rs.
53. Outside acoustical devices or amplified sound shall not be allowed between the hours of 11 p.m. and 8 a.m.
54. Outdoor lighting for the racquet and tennis courts shall not operate later than 11 p.m.
55. The sale or consumption of alcoholic beverages on-site will require a separate CUP application and approval.
56. Prior to the issuance of building or grading permits, submit a Revised Exhibit "A" showing the facility and parking layout in conformance with Chapter 22.52, Part 11 of Planning and Zoning Ordinance.

**G. NEW RESIDENTIAL CONDOMINIUM PROJECTS - LOTS 2412-2420 (The following additional conditions relate to the senior residential condominium projects only unless otherwise specified.)**

57. A maximum of 30 residential units is allowed for the multi-family project on Lot 2415.

58. A maximum of 47 residential units is allowed for the multi-family project on Lots 2412-2414.
59. A maximum of 47 residential units is allowed for the multi-family project on Lots 2416-2420.
- 
60. All driveways shall be posted with "No Parking - Fire Lane" signs. The parking restriction shall be actively enforced by the homeowners' association.
61. The homeowners' association shall actively maintain in good condition all common areas, including the driveways and all lighting along walkways.

**H. OAK TREE REMOVAL/ENCROACHMENT (The following additional conditions relate to the removal and/or encroachment into the protected zones of oak trees)**

62. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, letter dated May 15, 2018 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
  - a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of 22 trees.
63. The homeowners' association shall actively maintain in good condition all common areas, including the driveways and all lighting along walkways.
64. This grant allows the removal of 11 trees of the Oak genus identified as Tree Numbers 705, 812, 813, 814, 815, 816, 817, 818, 819, 820, and 822 and encroachments into the protected zone of one (1) oak tree identified as Tree No. 811 on the permittee's Site Plan and Oak Tree Report.
65. Should work on or within the protected zone result in the death of any oak tree within two years of completion of work, the tree shall be replaced and maintained as set forth in the conditions of this grant regarding replacement trees.
66. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
67. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and County Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist

PROJECT NO. 92074-(5)  
CONDITIONAL USE PERMIT NO.  
200600210  
HOUSING PERMIT NO. 2016001958  
OAK TREE PERMIT NO. 201000029

DRAFT CONDITIONS OF APPROVAL  
PAGE 10 OF 10

shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of the replacement trees planted as well as planting dates.

68. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspection.
69. If future inspections disclose violation of the Conditions of Approval of this grant, the permittee shall be financially responsible and shall reimburse the County Fire Department for all enforcement efforts necessary to bring the subject property into compliance.

Attachments:

Mitigation Monitoring and Reporting Program  
County Forester Letter dated May 15, 2018  
Oak Trees: Care and Maintenance Guide  
Retaining Wall Exhibit dated April 25, 2018

# **Attachment C**

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**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. 92074 - (5)  
REVISED VESTING TENTATIVE TRACT MAP NO. 51644-1**

**PROJECT DESCRIPTION**

- Revised Vesting Tentative Tract Map No. 51644-1 to subdivide 1274.6 acres (Areas A, B, & C only) into 811 lots: [696 single-family residence lots; nine multi-family residence lots developed with 124 detached condominium units; 15 debris basin lots; 12 water quality basin lots; three water tank lots; one helipad lot; five senior recreation area lots; one senior recreation center lot; six linear park lots; nine private park lots; one private recreation center lot; 29 open space lots; and 24 private driveway/private and future street lots] for a total of 820 residential dwelling units.
- A Conditional Use Permit ("CUP") for a density-controlled development within a Hillside Management and Significant Ecological Area and includes grading exceeding 100,000 cubic yards and two recreational centers.
- Housing Permit for a density bonus of 108 dwelling (21.2%) in return for a senior citizen housing set-aside of 365 dwelling units.
- Oak Tree Permit for the authorization to remove 11 oak trees and to encroach into the protected zone of one oak tree.

The project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions No. 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit

**PROJECT NO. 92074-(5) DRAFT CONDITIONS OF APPROVAL REVISED VESTING  
TENTATIVE TRACT PAGE 2 OF 10  
MAP NO. TR51644-1**

approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall

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promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Revised Vesting Tentative Tract Map ("VTTM") No. TR51644-1. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to



**PROJECT NO. 92074-(5) DRAFT CONDITIONS OF APPROVAL REVISED VESTING  
TENTATIVE TRACT PAGE 3 OF 10  
MAP NO. TR51644-1**

Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.

10. Within five (5) working days from the day after your appeal period ends **August 22, 2018**, the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$3,153.00** (\$3,078.25 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental Environmental Impact Report for this project, in the office of the Recorder. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
13. The subdivider shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

**PROJECT NO. 92074-(5) DRAFT CONDITIONS OF APPROVAL REVISED VESTING  
TENTATIVE TRACT PAGE 4 OF 10  
MAP NO. TR51644-1**

15. The subdivider shall comply with all conditions set forth in the attached County Public Works, Fire, and Public Health Department letters pertaining to the December 12, 2017 tentative map.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **September 30, 2018**.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the subdivider shall submit **five copies of the proposed plans** to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PROJECT SITE SPECIFIC CONDITIONS**

23. This grant authorizes the creation of an 820-unit residential subdivision within Areas identified as A, B, and C only as depicted in the December 12, 2017 VTTM. Area D is not a part of the project.
24. All conditions of the 1999 VTTM Conditions of Approval, except Condition No. 14, shall remain in place unless revised through a subsequent approval.
25. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
26. The Project site shall be developed and maintained in substantial conformance with the approved Exhibit "A" dated December 12, 2017 and attached Clarification Memo dated May 17, 2018, or Revised Exhibit "A" approved by the Director.
27. Permission is granted to adjust lot lines, provided each residential lot maintains a minimum frontage width of 50 feet with lot lines intersecting the street at right angles or a minimum frontage of 40' for lots located on knuckles, to the satisfaction of the Department of Regional Planning.
28. As depicted on the December 12, 2007, reduced frontage width ranging from 20 to 23 feet is granted for lots 2013, 2016, 2111, 2210, and 2211, provided structures are prohibited from being established within the entire depth of the narrowed with frontage.
29. Flag platting is authorized for lots 1765, 1769, 1787, 1791, 1903, 2017, and 2207.
30. Each flag lot shall have a paved access strip that conforms to the minimum width specified on the Exhibit "A" dated December 12, 2017 or a subsequently approved Exhibit "A" or Amended Exhibit "A".
31. Label each flag lot driveway and common driveway as a "Private Driveway and Fire Lane" on the final map.
32. Provide reciprocal access easements over common driveways and private and future streets for the benefit of the lots served. Submit a letter to the Department of Regional Planning agreeing to record the easements in documents when the lots are sold.
33. Provide for the maintenance of all private and future streets through a maintenance agreement by the owners of the lots. Submit a copy of the agreement to be recorded.

**PROJECT NO. 92074-(5) DRAFT CONDITIONS OF APPROVAL REVISED VESTING  
TENTATIVE TRACT PAGE 6 OF 10  
MAP NO. TR51644-1**

34. Record a 40'-wide easement allowing for the construction of an emergency vehicle only access strip delineated on lot 2475, as depicted on the VTTM dated December 12, 2017.
35. Dedicate a multi-use easement to the County for the trail staging area adjoining "A" Street.
36. Permission is granted to record a large lot parcel map without improvements, for lease or conveyance and finance purposes, subject to the following:
  - a. The lots shall conform to those shown on the revised vesting map or as approved by Regional Planning;
  - b. Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres;
  - c. All Public Works conditions shall be met to the satisfaction of Public Works.
37. The subdivider shall provide parking as required by the County Code.
38. The subdivider shall provide long and short-term bicycle parking as required by the County Code.
39. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval.
40. The covenants, conditions and restrictions governing the common areas and their administration shall be in compliance with all applicable statutes and regulations, and subject to the approval of the Director of Planning.
41. All applicable conditions of approval shall be included as requirements in the CC&Rs and the CC&Rs shall prohibit any such requirement from being amended in anyway, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.
42. The subdivider shall require the Homeowner's Association ("HOA") to maintain a commuter carpool destinations list, and submit an updated list to residents biennially.
43. Lighting requirements and compliance with an approved Lighting Plan shall be incorporated into the CC&Rs.
44. The subdivider shall require the HOA to devise and implement a trash management program for open spaces areas as well as restrictions and requirements into the Covenants, Conditions, and Restrictions.

**PROJECT NO. 92074-(5) DRAFT CONDITIONS OF APPROVAL REVISED VESTING  
TENTATIVE TRACT PAGE 7 OF 10  
MAP NO. TR51644-1**

45. Subdivider shall dedicate to the County of Los Angeles, the right to prohibit the erection of buildings on 29 open space lots 2474 through 2502 as depicted on the December 12, 2017 VTTM. These open space lots shall be designated as OpenSpace-Restricted Use Areas on the recorded final map.
46. Permission is granted to adjust and create additional open space lots to the satisfaction of the Department of Regional Planning as long as 70% of the net project area is maintained as open space.
47. Dedicate the right to restrict the erection of buildings within the designated open space areas of private residential yards to the County. A note with said restriction shall be recorded on the final map.
48. Individual residential lots that have designated open space area within private yards, shall have an easement granted to the HOA for the maintenance of open space, including planted slopes, and the CC&Rs shall provide for the ownership and maintenance of this open space area.
49. The subdivider shall provide for the ownership and maintenance of designated open space areas, commonly owned areas, parks, private recreation areas, private recreation centers, private driveways and fire lanes, landscape lots, hiking trails, trail staging area, retaining walls, community garden, helipad, water tank lots, water quality basin lots, debris basin lots, and all other commonly owned areas to the satisfaction of the Department of Regional Planning. The ownership and maintenance of said lots and sites shall be provided by a homeowners' association and stipulated in the CC&Rs, a lighting and landscape maintenance district, and/or dedicated to a public agency or land conservancy.
50. Provide for age-restriction of the recreation center located on lot 2457 in the CC&Rs.
51. Dedicate residential construction rights over park lots, public facility lots, open space lots, landscape lots, recreation center lots, community garden site, helipad lot, and water tank lots.
52. Prior to Building Permit Issuance of the first residence, provide evidence that the conditions set forth in the Department of Parks and Recreation's letter dated January 18, 2018, pertaining to have been satisfied.
53. The HOA shall provide for continued maintenance of planted slopes within designated open space areas and said responsibility shall be stipulated in the CC&Rs.
54. All streets located behind gates shall be private and future streets, with the exception of the condominium developments.

**PROJECT NO. 92074-(5) DRAFT CONDITIONS OF APPROVAL REVISED VESTING  
TENTATIVE TRACT PAGE 8 OF 10  
MAP NO. TR51644-1**

55. Grant to all persons holding title to lands within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interests may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road and utility purposes over all future and private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.
56. Permission is granted to record multiple final maps for multi-family residence lots. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the County Code.
57. The boundaries of the unit final maps and phasing sequence depicted on the Exhibit Map may be changed subject to the Amended Tentative Map and Exhibit Map process prescribed in Section 21.16.015 of the County Subdivision Ordinance, with the following exceptions: a) open space lots 2474 and 2477, as identified in the December 12, 2017 VTTM, and the public loop road shall be the first two phases of development to record; b) a senior citizen housing set-aside of a minimum of 254 dwelling units shall be constructed prior to recordation of a unit map enabling the development of the 108 market-rate bonus density units. Prior to clearance of each final map, the subdivider shall submit the following:
  - i. a phasing map, indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps, and the expected boundaries and phasing of all future final maps; and
  - ii. a summary table included on the phasing map, indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and all previous final maps.
58. Grading, including mass grading, shall be limited to that which is necessary to construct the on-site improvements as depicted on the December 12, 2017 Exhibit "A" and off-site Improvements depicted on the revised vesting map. No additional grading or development shall be permitted beyond that depicted unless approved by the Director prior to issuance of a grading permit.
59. A landscaping plan(s) for common or open space areas not to be left in a natural state, which may be incorporated into a Revised Exhibit "A," shall be submitted to and approved by the Director prior to issuance of a building permit. Landscaping shall include native species at a mixture and density determined by the Director and the Fire Department's Fuel Modification Unit. The landscaping plan shall show size, type and location of all plants, trees and watering facilities. The landscaping shall be maintained in compliance with the approved plans.

The landscaping plan must show all common areas planted with native vegetation, including not only trees, but shrubs and ground covering as well, except for the recreation areas and street rights of way. The landscaping mixture and density shall

**PROJECT NO. 92074-(5) DRAFT CONDITIONS OF APPROVAL REVISED VESTING  
TENTATIVE TRACT PAGE 9 OF 10  
MAP NO. TR51644-1**

be reviewed and approved by staff and the fire department. Fire resistant plants should be given first consideration.

60. Pursuant to Section 21.32.195 of the County Code, subdivider shall plant or cause to be planted at least one tree for every 25 feet of street frontage within the front yard of each residential lot, including multi-family lots, for a total of 4,542 tree plantings. The trees shall be of a native species. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Subdivider shall post a bond with Public Works to ensure the planting of the required trees to the satisfaction of Regional Planning.
61. Parkland shall be developed in substantial conformance to the conceptual layout depicted in the Design Portfolio to the satisfaction of the Regional Planning Director.
62. A Revised Exhibit "A" shall be submitted to the Regional Planning Director for review and approval prior to issuance of a building permit to construct private recreation centers and private parks.
63. An Amended Exhibit Map shall be submitted for review and approval by the Subdivision Committee prior to issuance of building permits to construct condominium complexes to ensure substantial conformance with the approved revised vesting map and the provisions of the County Code.

**CONDOMINIUM UNITS**

64. Pertaining to the condominium developments, the subdivider shall place a note on the final map, to the satisfaction of Regional Planning, that the subdivision is approved as a condominium project for a total of 124 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
65. Prior to obtaining final map approval, the subdivider shall submit a copy of the condominium development's CC&Rs to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
66. The private driveways located within the condominium developments shall be labeled as Private Driveway and Fire Lane on the final map.
67. Depict the driveway lots (2503 - 2526) as lots on the final map, with boundaries as depicted on the tentative map.



**PROJECT NO. 92074-(5) DRAFT CONDITIONS OF APPROVAL REVISED VESTING  
TENTATIVE TRACT PAGE 10 OF 10  
MAP NO. TR51644-1**

68. Subdivider shall provide for the ownership and maintenance of the common driveways through CC&Rs that shall be entered into by the owners of the lots served or an HOA. Subdivider shall submit a draft copy of the agreement to be recorded with Regional Planning for approval prior to recordation.
69. Incorporate into the CC&R's, access shall be provided from the Senior Recreation Center and senior multi-family developments to areas designated as natural open space for maintenance purposes.
70. The subdivider shall post signage prohibiting parking along private driveways, unless designated parking is otherwise permitted. The subdivider shall provide for continued enforcement in the CC&Rs. Submit a draft copy of the covenants, conditions, and restrictions and/or maintenance agreement to the Department of Regional Planning for approval.
71. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
72. The subdivider shall construct or bond with the Los Angeles County Department of Public Works for the paving of private driveways and fire lanes, complying with paving material, design, and width as depicted on the approved Exhibit "A."
73. Recordation of any condominium lot where development plans have not yet been reviewed, through either a Revised Exhibit "A," or an Amended Exhibit Map, shall require a note on the final map that use or construction of any structure, except for authorized model homes, is prohibited until such time as a final map that depicts required access, utility easements and any other information required by the County of Los Angeles is recorded.
74. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to walkways, lighting system along all walkways, landscaping, irrigation systems, and recreation areas to the satisfaction of the Director.

Attachments:

Fire/Public Works/Public Health Department Letter pertaining to VTTM dated December 12, 2017

Clarification Memo dated 05/17/18



# Attachment D





COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

July 23, 2018

TO: Ms. Marie Paulovic, Senior Planning Assistant  
Department of Regional Planning  
Land Divisions Section

FROM: Kathline J. King, Chief of Planning  
Department of Parks and Recreation  
Planning Division

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR REVISED VESTING TENTATIVE TRACT MAP #51644-1, MAP DATE-STAMPED BY REGIONAL PLANNING ON DECEMBER 12, 2017, AND SUBDIVISION COMMITTEE MEETING ON JANUARY 18, 2018**

The Department of Parks and Recreation (DPR) has completed the trail review of Revised Vesting Tentative Tract Map No. 51644-1. The proposed "Cliffie-Stone Trail" alignment, and Santa Clarita Valley Trails Advisory Committee (SCVTAC) Trails, as shown on subject map are approved. DPR is requiring the Subdivider to dedicate a twelve-foot (12') wide trail easement and construct an eight-foot (8') wide multi-use (hiking, mountain biking, and equestrian) trail adjacent to proposed streets "A" and "E", dedicate twenty-foot (20') wide trail easements over existing trails within the open space lots (not adjacent to proposed streets), dedicate an overlay easement within the trail staging/rest area, and construct trail staging/rest area per condition 11a, to the satisfaction of the DPR.

DPR trail and trail staging/rest area conditions of map approval shall be satisfied by the Subdivider after approval of the grading permit, though prior to issuance of the first residential building permit:

1. Subdivider shall dedicate a minimum twelve-foot (12') wide multi-use easement for the section of "Cliffie-Stone Trail" adjacent to "A" and "E" Streets and construct an eight foot (8') wide decomposed granite surface trail.
2. Subdivider shall dedicate a minimum twenty-foot (20') wide multi-use easement for the "Cliffie-Stone Trail", SCVTAC Trails, and other trails not adjacent (contiguous) to proposed roadways within the graded slope areas and within the proposed open space lots 2426, 2474, 2475, 2476 and 2477,

as shown on map sheets two (2), three (3), and six (6) of nine (9).

- Subdivider is responsible to construct trail within the twenty-foot (20') wide multi-use trail easement, which meanders across proposed graded slopes, prior to final map recordation. See sheet four (4) and six (6) of nine (9), east and northeast of "E" Street.
  - Subdivider is responsible to construct portions of trail within any section of the existing trail that is found to be unsafe/non-useable within the proposed twenty-foot (20') wide multi-use easements.
  - Subdivider is responsible to redesign an existing offsite trail staging/rest site within a minimum 0.2-acre area adjacent to the existing Cliffie-Stone Trail, as shown on sheet five (5) of ten (10). Per condition 11a, provide a draft site plan to DPR for review and approval, prior to construction of said area.
3. The required trail and trail staging/rest area easement shall be recorded via separate instrument, prior to final map recordation. Upon request, DPR will provide a trail easement recordation template.
  4. Full public access shall be provided in perpetuity for the multi-use trail.
  5. Easement dedication(s) must be outside the public road right-of-way unless approved by the Department of Public Works, Traffic and Lighting Division.
  6. The required trail and trail staging/rest area easement shall be recorded via separate instrument, prior to final map recordation. Upon request, DPR will provide a trail easement recordation template.
    - Cross slope gradients on trail not to exceed four percent four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50') unless approved by DPR.
    - Typical trail-section view(s) to include:
      - Width and name of trail
      - Longitudinal (running) gradients
      - Cross slope gradients

- Bush hammer (or equivalent rough finish) at minimum width of eight feet (8') for roadway (if concrete surface) trail surface crossings to provide traction and increase trail user safety.
  - Appropriate retaining walls, as needed within the proposed graded slope areas to sustain trail tread.
7. Lodgepole fencing required (see condition 10b trail fencing specifications) within both sides of the twelve foot (12') wide multi-use trail easement along "A" and "E" Street unless directed otherwise from DPR. Eight foot (8') minimum width of trail is recommended when lodgepole fencing is installed on each side of trail.
- Trail fencing is required to delineate trail boundary and increase trail user safety, where trails are adjacent to streets and access proposed streets.
  - Minimum sixteen-foot (16') length of fencing is required, prior to entering any proposed street, as shown on map sheet four (4) of nine (9) between lot 2111 and lot 2112, and six (6) of nine (9) between lot 2136 and lot 2137.
8. Curb-cuts may be required at public trail access points between lot 2111 and lot 2112, and between lot 2136 and lot 2137.
9. After project trail grading plan approvals, but prior to issuance of first residential building permit, the Subdivider shall:
- a. Submit a preliminary construction schedule showing milestones for completing the trail and trail staging area, and provide construction schedule updates as needed throughout the process.
  - b. Stake the centerline of the trail and then schedule a site meeting with DPR's Trails Planning Section Planner for trail alignment inspection and approval.
10. Construction of trail, staging/rest area, and installation of lodgepole fencing:
- a. **Cliffie-Stone Trail:** Trail is adjacent to "A" and "E" Streets: Construct the eight-foot (8') wide decomposed granite surface trail within the twelve-foot (12') wide dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available at <http://trails.lacounty.gov>.

Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by DPR. See Chapter 4: "Trail Design Classification Guidelines," for trail construction guidelines and/or contact Trails Planning Section Planner for guidance.

- b. **Lodgepole Fencing:** Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are seven feet (7') in height by six and one-half inch (6½") diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated and they are eight feet (8') in length by four and one-half inches (4½") in diameter with beveled ends. The posts are installed fifty-four inches (54") above grade and thirty inches (30") below grade. Posts are set in three quarter inch (¾") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.
  - Note: Comparable fencing of different material, shape and size to match the existing "Cliffie-Stone Trail" fencing adjacent to this subdivision tract boundary may be substituted for the lodgepole fencing, per written approval from DPR.

#### **11. Trail Staging/Rest Area:**

- a. Provide a trail staging/rest area site plan for review and approval by DPR. After DPR site-plan approval, construct the trail staging/rest area, which is to include, but not necessarily be limited to the following amenities:
  - Decomposed granite base with binder within useable area.
  - Perimeter lodge-pole fencing per condition 10b. specifications.
  - Low wall to mask area from street traffic view, which can be utilized as seating.
  - Landscaped areas adjacent to the fencing.
  - Two (2) large steel horse ties.
  - One (1) stainless steel horse drinker near horse ties.
  - One (1) drinking fountain designed for both human and dog consumption of potable water.
  - Minimum one (1) steel shade structure.
  - Minimum one (1) steel picnic table (must be secured to ground or concrete flooring).

- Various large local natural boulders with relatively level top surface at various heights in lieu of benches.
  - Trail Kiosk with roof per DPR specifications.
12. Notify DPR within five (5) business days of trail construction completion, including installation of all required trail fencing and staging area to trigger the Final Trail Inspection (Inspection). The Inspection is required to obtain DPR approval and ensure the trail, fencing, and staging area are constructed to the construction guidelines within the Trails Manual. If any portions of the constructed trail, fencing, and staging area are not in conformance, a detailed correction punch list will be provided to the Subdivider and all items shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact DPR to schedule another site inspection for DPR acceptance and signoff.
13. Prior to DPR's acceptance of the constructed, "Cliffie-Stone Trail", SCVTAC Trail alignments, and trail staging area the Subdivider shall:
- a. Submit electronic copies on CD (AutoCAD) of the as-built trail grading/construction drawings to DPR's Trails Planning Section.
  - b. Submit a letter to DPR requesting acceptance of the dedicated constructed trail, trail fencing, and staging area. DPR will then issue an acceptance approval letter, which satisfies the Subdivider's trail condition responsibilities.

Note: DPR will install trail access signage, and trail mile markers after issuance of acceptance approval letter.

For any questions concerning the trail alignment or conditions of approval, please contact Trail Planner, Robert Ettleman at (626) 588-5323 or by email at [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov).

KK:MO:RLE:nr 51644-1 Trail Conditions

c: BLC Tesoro LLC (J. Patterson)  
Sikand Engineering (R. Gaur)  
Parks and Recreation (M. O'Connor, C. Lau, R. Ettleman)





# **Attachment E**





# SIKAND

Engineering | Planning | Surveying

15230 Burbank Blvd., #100 Van Nuys, CA 91411  
Phone 818.787.8550 Fax 818.901.7451  
www.sikand.com Email: [info@sikand.com](mailto:info@sikand.com)

## **MEMORANDUM**

TO: Marie Pavlovic  
FROM: Matt Benveniste  
DATE: May 17, 2018  
SUBJECT: Summary of updates to Tentative Tract No. 51644-1  
W.O.: 5093-023-05.E

---

The following are clarifications to the December 12, 2017 Tentative Tract Map 51644-1 as instructed per the January 18, 2018 Subdivision Committee Report:

### **TENTATIVE MAP AND EXHIBIT "A MAP:**

#### **1. Project Area**

Sheet 1 of the Revised Tentative Map and Exhibit "A" indicates 1,795 +/- acres as the total project area under PROJECT SUMMARY. This is the project area for the entire project (Tract 51644) consisting of Planning Areas A, B, C, and D. Since a portion of Planning Area A has been constructed, the project area covered under this revised tentative map consists of Planning Areas B, C and the un-recorded portion of A for a total of 1,274.6 acres.

#### **2. Total Number Of Proposed Lots**

The total number of proposed lots is 811 lots. This is reflected on sheet 1 of the Revised Tentative Map and Exhibit "A" under the Project Summary. The PLANNING AREA SUMMARY/INDEX SHEET table on the same sheet indicates 2 lots are to be developed as PRIVATE PARK. This is a typo as there are 9 PRIVATE PARK lots (lot no. 2464-2472). The total lot tabulation in the table correctly shows 811.

#### **3. Open Space Quantities**

The total open space for the Revised Tentative Map is 1,032 acres consisting of natural and improved open space. Total open space in Planning Area A is 11.3 acres (manufactured 0.5 acres/improved 10.8 acres); Total open space in Planning Area B is 383.8 acres (manufactured 72.7 acres/improved 311.1 acres); Total open space in Planning Area C is 586.2 acres (manufactured 24.6 acres/improved 561.6 acres). Within both Planning Area B and C there is an additional 50.7 acres of improved open space consisting of debris basins, water quality basins, existing water tank sites, proposed water tank sites, helipad site, a senior recreation center, senior recreation areas, recreation center, linear park and private park.

**4. Road Types**

Gated roadways will be private and future streets. All other roadways will be public streets. Multifamily lots will have private driveways and fire lanes. The project can be conditioned to reflect this intent.

**5. Street Frontage Modification**

Note #26 can be removed. All lots meet the minimum lot frontage requirements (50 feet, or 40 feet when fronting knuckles).

**6. Private Driveway and Fire Lanes**

Gated roadways will be private and future streets. All other roadways will be public streets. Multifamily lots will have private driveways and fire lanes. The project can be conditioned to reflect this intent.

**TENTATIVE MAP – DRP COMMENTS ON 12-12-2017 PLAN**

1. See response #1.
2. See response #2.
3. Sheet 1 of the Revised Tentative Map and Exhibit "A" under PROJECT SUMMARY, project density is 0.64 du/ac (820 du/1274.6ac).
4. Sheet 1 of the Revised Tentative Map and Exhibit "A" under PROJECT SUMMARY, the open space in Area B is 383.8 acres and 586.2 acres in Area C for a total of 981.3 ac of open space for Areas A, B & C.
5. Sheet 1 – Assessor's Parcel Map Numbers for the project are: 3244-159-034 & 046 POR, 3244-160-ALL PARCELS ON SHT. 1, 3244-161-ALL PARCELS, 3244-162-ALL PARCELS, 3244-163-ALL PARCELS, 3244-163-003 THRU -007.
6. Sheet 1 –note #5 should state: "1077 OF THE APPROVED 1552 DU'S IN PLANNING AREA "A" HAVE BEEN BUILT. CUP 92-074 ALLOWS A TOTAL OF 1791 DU'S WITHIN THE ORIGINAL LIMITS OF TRACT NO. 51644. THIS EXCLUDES THE PROPOSED SENIOR UNITS THAT ARE SOUGHT IN ACCORDANCE WITH SECTION 22.52.1830".
7. Sheet 1 – note #23 should state: "THERE ARE A TOTAL OF 158 ORDINANCE OAK TREES."
8. Sheets 2 thru 6, and 10 – The LEGEND shows "4' RET. WALL" above the symbol representing retaining walls. Retaining walls will vary in height up to a maximum of 6-feet, except for the area identified as "Insert A/Detail C" which will range in height from 0 to 10 feet, in accordance with the 04/25/18 Retaining Wall Exhibit.

9. Sheet 7 – Note #2 “GROSS AND NET AREA ARE THE SAME EXCEPT LOT 1765, 1787, 2153, 2207, 2274 & 2275.” This note represents lots that have either storm drain or sewer facilities within an easement on the lot.
10. Sheet 9 – The EXISTING ZONING DESIGNATIONS are given in the Legend; however, the proposed Project is subject to previous policies, standards and regulations.
11. Sheet 10 – Lot Numbers 2416-2420 are multifamily senior villa lots.



# **Attachment F**



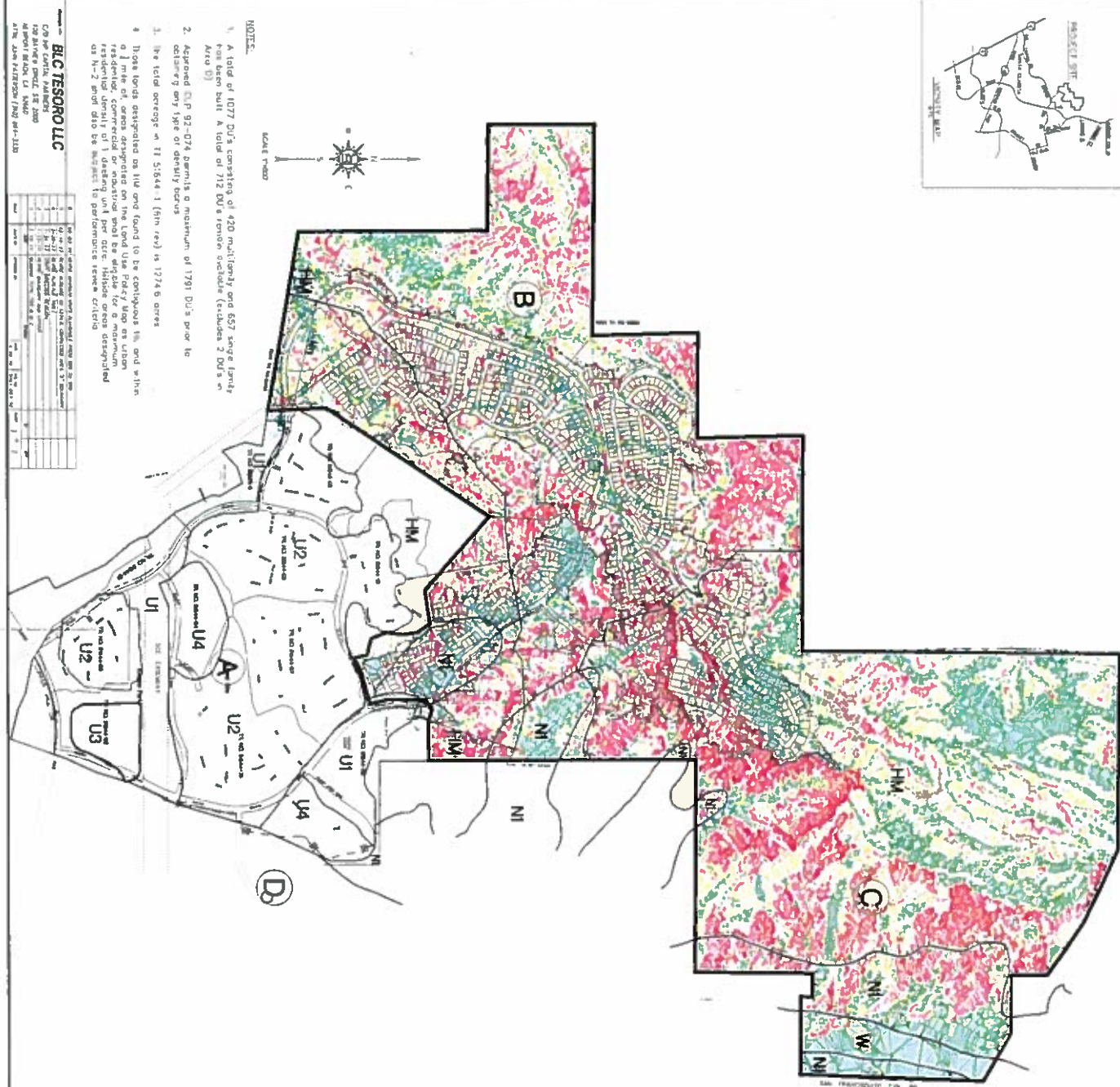






# **Attachment G**





**NOTES:**

1. A total of 1077 DU's consisting of 420 multi-family and 657 single family lots have been built. A total of 712 DU's remain to be built (includes 2 DU's in Area D).
2. Approved CUP 92-074 permits a maximum of 1791 DU's prior to obtaining any type of density bonus.
3. The total acreage in 11 5644-1 (11m 14y) is 1274.6 acres.
4. Those lots designated as HI and found to be contiguous HI, and within a 1/4 mile of, areas designated on the Land Use Policy Map as urban residential, commercial or industrial shall be eligible for a maximum density bonus of 20%.
5. Those lots designated as HI and found to be contiguous HI, and within a 1/4 mile of, areas designated on the Land Use Policy Map as urban residential, commercial or industrial shall be eligible for a maximum density bonus of 20%.
6. As HI-2 and HI-3 are not shown on the map, they are not included in the total DU count.

**B/C TESORO LLC**  
 11270 Shiloh Road  
 San Jose, CA 95131  
 Tel: (408) 551-1111  
 Fax: (408) 551-1111  
 www.bctesoro.com

**50% DENSITY ALLOWED**

Area "A"									
Zone	Area (Ac)	Area (Ac)	Area (Ac)	Area (Ac)	Area (Ac)	Area (Ac)	Area (Ac)	Area (Ac)	Area (Ac)
Zone A	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone B	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone C	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone D	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone E	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone F	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone G	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone H	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone I	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone J	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone K	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone L	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone M	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone N	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone O	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone P	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone Q	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone R	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone S	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone T	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone U	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone V	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone W	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone X	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone Y	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Zone Z	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
<b>TOTAL</b>	<b>1274.6</b>	<b>1274.6</b>	<b>1274.6</b>	<b>1274.6</b>	<b>1274.6</b>	<b>1274.6</b>	<b>1274.6</b>	<b>1274.6</b>	<b>1274.6</b>

**SIKAND**  
 11270 Shiloh Road  
 San Jose, CA 95131  
 Tel: (408) 551-1111  
 Fax: (408) 551-1111  
 www.sikand.com



# **Attachment H**





*The Highlands*  
TESORO DEL VALLE

**DESIGN PORTFOLIO**

DEPARTMENT OF REGIONAL PLANNING

320 W. TEMPLE STREET  
LOS ANGELES, CA 90012

JUNE 29, 2018

# TABLE OF CONTENTS

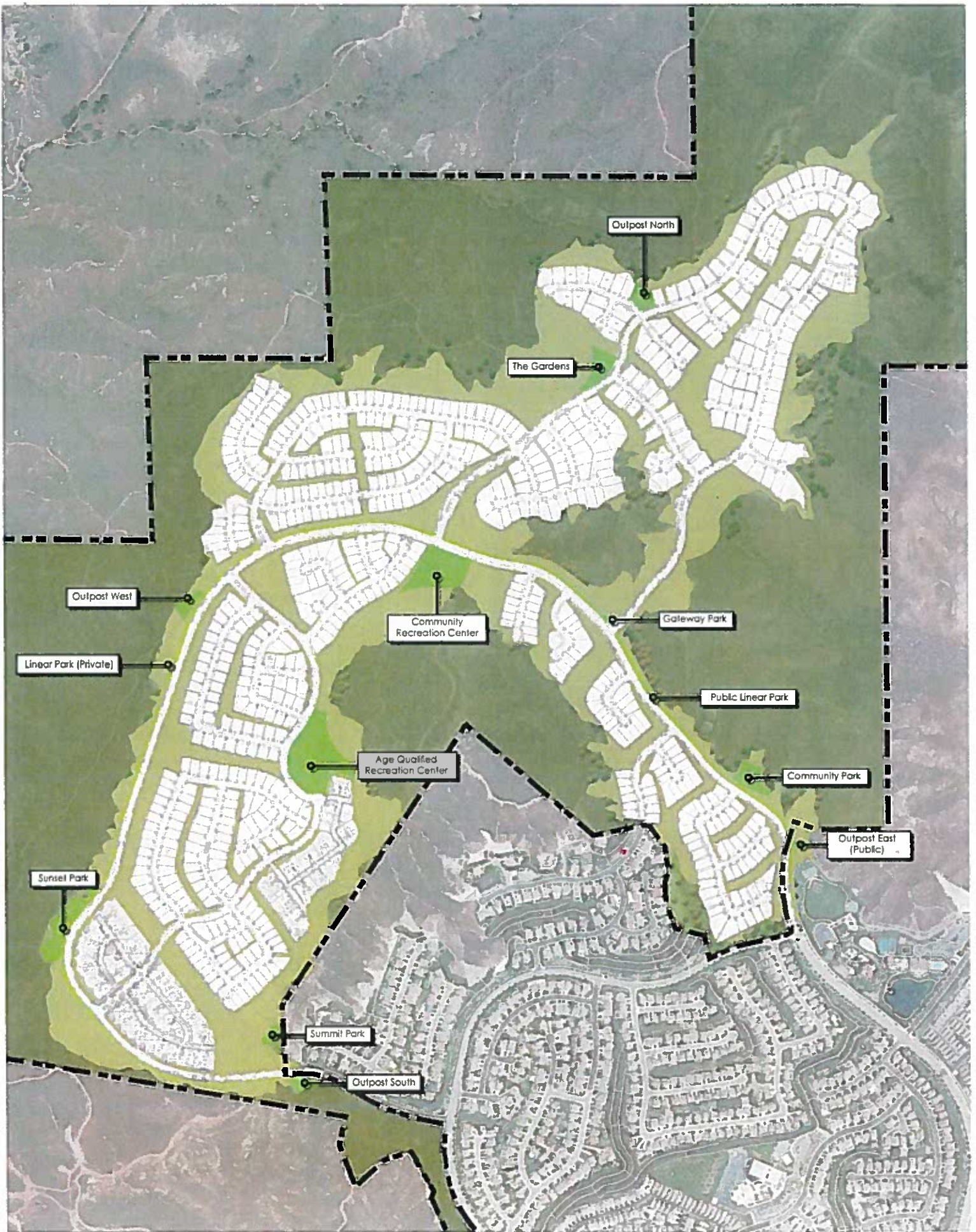
## **CONCEPTUAL PARKS AND RECREATION EXHIBITS:**

- PARK & RECREATION KEY MAP
- OUTPOST EAST PARK (OFF TRACT TRAIL STAGING AREA)
- OUTPOST WEST PARK (LOT 2469)
- GATEWAY PARK (LOT 2461)
- OUTPOST SOUTH PARK (LOT 2466)
- OUTPOST NORTH PARK (LOT 2471)
- SUMMIT PARK (LOT 2467) SUNSET PARK (LOT 2468)
- THE GARDENS PARK (LOT 2470)
- COMMUNITY PARK (LOT 2472)
- COMMUNITY RECREATION CENTER CONCEPTUAL LANDSCAPE PLAN AND ELEVATIONS (LOT 2473)
- AQ RECREATION CONCEPTUAL LANDSCAPE PLAN AND ELEVATIONS (LOT 2457)
- ILLUSTRATIVE RENDERINGS

## **CONCEPTUAL MANUFACTURED SLOPE PLANTING DIAGRAM EXHIBIT:**

- MANUFACTURED SLOPE EXAMPLE A
- MANUFACTURED SLOPE EXAMPLE B (WITH FUEL MOD ZONES)







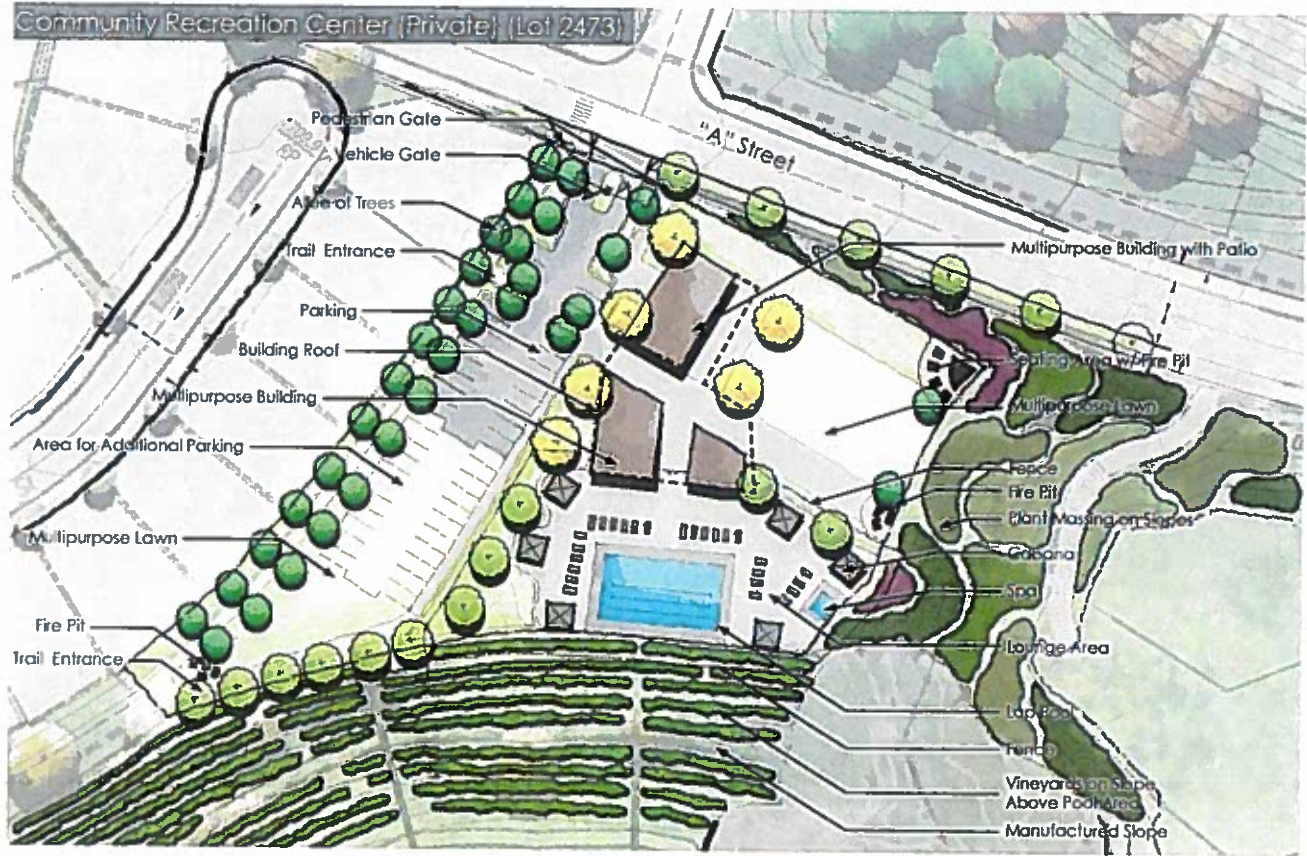








# Community Recreation Center (Private) (Lot 2473)



Front Elevation



Rear Elevation



Right Side Elevation



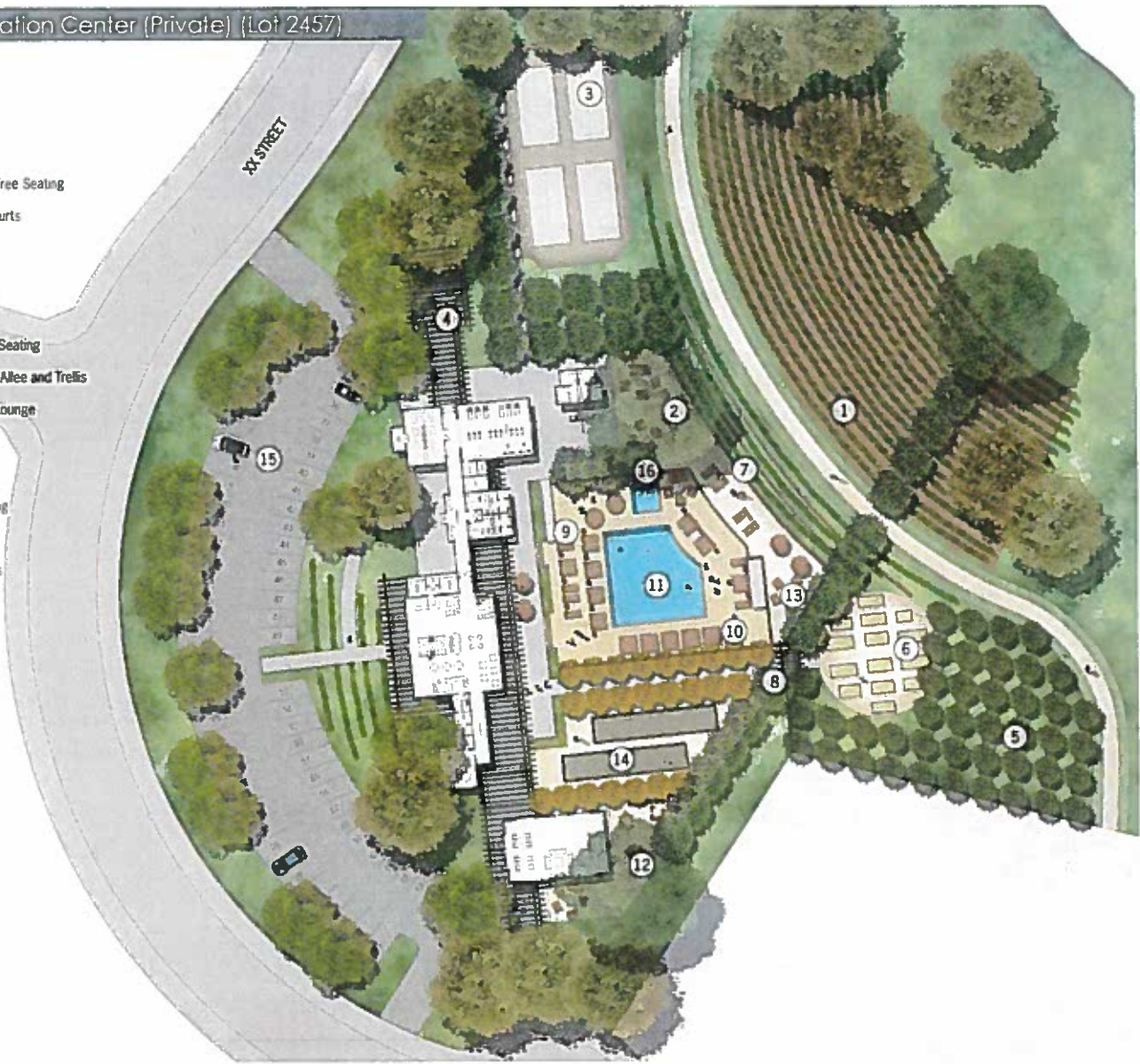
Left Side Elevation



# AQ Recreation Center (Private) (Lot 2457)

## Amenities:

- 1 Vineyard
- 2 Shaded Oak Tree Seating
- 3 Pickle Ball Courts
- 4 Cafe Seating
- 5 Orchard
- 6 Planter Beds
- 7 Shaded Pool Seating
- 8 Garden Entry Ailee and Trellis
- 9 Pool Chaise Lounge
- 10 Pool Cabana
- 11 Pool
- 12 Outdoor Dining
- 13 Fire Pit
- 14 Bocce Courts
- 15 Parking
- 16 Spa
- 17 Trail



Front Elevation



Rear Elevation



Right Side Elevation



Left Side Elevation





**VIEW A**  
**PROPOSED LANDSCAPE MEDIAN**

LOOKING TOWARDS PROJECT SITE  
FROM INTERSECTION OF AVENIDA  
RANCHO TESORO AND STONEY CREEK  
DR.



**VIEW B**  
**PROPOSED LANDSCAPE MEDIAN**

LOOKING TOWARDS PROJECT SITE  
FROM INTERSECTION OF AVENIDA  
RANCHO TESORO AND TESORO DEL  
VALLE DR.



**VIEW C**  
**PROPOSED PRIVATE RECREATION  
CENTER WITH LAP POOL**

LOOKING SOUTHEAST



**VIEW D**  
**PROPOSED COMMUNITY ENTRANCE  
WITH GATE**

LOOKING NORTHEAST



**VIEW E**  
**PROPOSED PRIVATE SUNSET PARK**

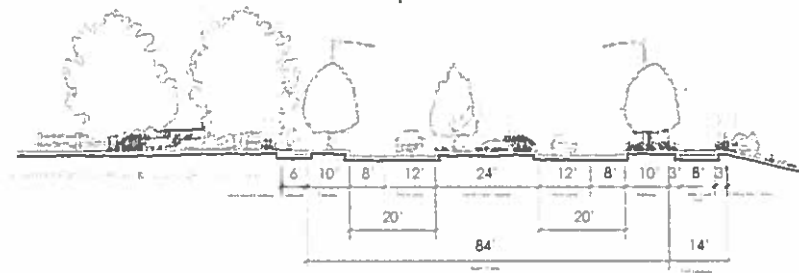
LOOKING SOUTHWEST



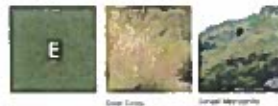
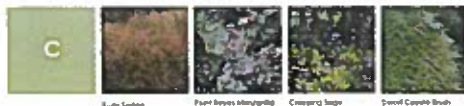




## Section



## Plant Groupings

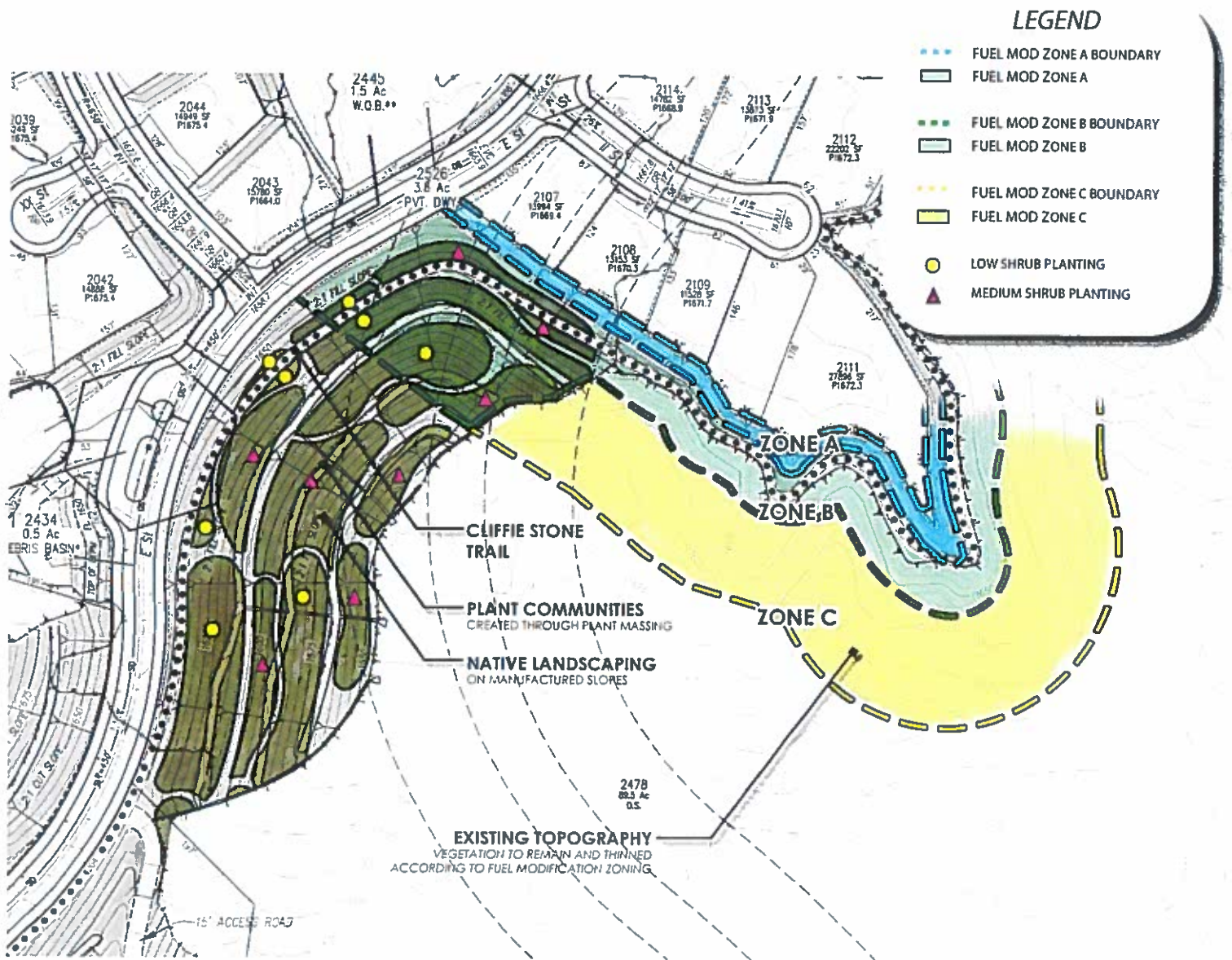


## Trees



NOTE: CONCEPTUAL PLAN DEPICTS EXAMPLE OF MANUFACTURED SLOPES AND INTEGRATION TO COMMUNITY EDGES





### PROPOSED CONCEPT PLANTING LIST

Botanical Name	Common Name	Fuel Mod Zone	Native
<i>Acer macrophyllum</i>	big leaf maple	B	Native
<i>Calliandra californica</i>	Baja fairy duster	B	Native
<i>Carpentaria californica</i>	bush anemone	A,B-10	Native
<i>Cercos occidentalis</i>	western redbud	A,B-10	Native
<i>Cercocarpus betuloides</i>	mountain ironwood	B-30	Native
<i>Chilopsis linearis</i>	desert willow	A,B-15	Native
<i>Dendromecon harfordii</i>	island bush poppy	B	Native
<i>Encelia californica</i>	coast sunflower	A,B-10	Native
<i>Engelmann glaucus</i>	beach aster	A,B	Native
<i>Eriogonum giganteum</i>	St. Catherine's lace	B	Native
<i>Fouquiera splendens</i>	ocotillo	A,B	Native
<i>Heteromeles arbutifolia</i>	toyon	A,B-15	Native
<i>Iva hayesiana</i>	poverty weed	B-30	Native
<i>Juglans californica</i>	California black walnut	B	Native
<i>Keckelia cordifolia</i>	climbing penstemon	B	Native
<i>Larrea tridentata</i>	creosote	B	Native
<i>Muhlenbergia hyss</i>	deer grass	A,B-10	Native
<i>Platanus racemosa</i>	California sycamore	B	Native
<i>Populus fremontii</i>	western cottonwood	B	Native
<i>Quercus agrifolia</i>	coast live oak	B-30	Native
<i>Rhus integrifolia</i>	lemonade berry	B-40	Native
<i>Ribes aureum</i>	golden currant	A,B-5	Native
<i>Romneya coulteri</i>	Matija poppy	B	Native
<i>Simmondsia chinensis</i>	jojoba	B	Native
<i>Umbellularia californica</i>	California bay	B	Native
<i>Washingtonia filifera</i>	California fan palm	B-30	Native

NOTE: CONCEPTUAL PLAN DEPICTS EXAMPLE OF MANUFACTURED SLOPES AND INTEGRATION TO COMMUNITY EDGES

# **Attachment I**

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## MEMORANDUM

July 25, 2018

**To:**  
Marie Pavlovic  
County of Los Angeles  
Department of Regional Planning

**From:**  
Jennifer Marks

**Subject:** Additional Notice of Preparation Comment Letter

---

The County of Los Angeles recently identified a letter received on November 30, 2016 in response to the Notice of Preparation (NOP) that was circulated from October 12, 2016 to November 14, 2016 for a 30-day review period for the Tesoro del Valle Project. The letter from the Lakes Town Council was inadvertently not included in the Draft Supplemental Environmental Impact Report (SEIR). This letter was received following the official close of the NOP comment period; however, the County requested that Psomas review the contents of the letter to ensure that all pertinent issues were addressed.

Upon review of the letter, it is determined that the letter does not identify any new issues or concerns which were not addressed as part of the Draft SEIR. The commenter raised concerns regarding traffic on Copperhill Road and effects of traffic on traffic flow and safety on San Francisquito Canyon Road, the use of existing streets for ingress and egress, light pollution with an emphasis on dark night skies, and noise pollution. Following is an overview of where the commenter's concerns are addressed in the Draft SEIR.

- A full traffic analysis was prepared for the Project and is summarized in Section 5.17, Transportation/Traffic, of the Draft SEIR. This analysis addressed potential impacts at the intersection of San Francisquito Canyon Road and Copper Hill Drive and found that the Project would not result in a significant impact. The traffic analysis also addressed existing and future traffic volumes along existing roadways providing access to the Project site as well as potential hazards related to roadway design.
- The Draft SEIR analyzed the Project's potential impacts related to night lighting in Section 5.1, Aesthetics and addressed the Project's compliance with the restrictions established by the Los Angeles County Rural Outdoor Lighting District. As discussed in this Draft SEIR, the Project would comply with applicable requirements.
- The Draft SEIR also addressed noise impacts related to project construction and operation in Section 5.13, Noise. As detailed in the Draft SEIR, all noise-related impacts were found to be less than significant with implementation of the identified mitigation measures.

R:\Projects\BLC\BLC000100\NOP Comment Memo\NOP Comment Letter Memorandum-072518.docx





Lakes Town Council  
PO Box 784  
Lake Hughes, CA 93532

"Where Nature Is Your  
Neighbor"

*Council Members:*

Teri Gordon  
*President*

Robin Kennard  
*Vice President*

Louisa Stephen  
*Secretary*

Debi Tallent  
*Treasurer*

Jeff Rheaume  
*Member*

Contact  
(661) 262-3130  
info.LakesTownCouncil  
@gmail.com

November 30, 2016

Los Angeles County Department of Regional Planning  
Attn: Director Richard J. Bruckner  
320 West Temple Street  
Los Angeles, CA 90012

**Re: Tesoro de Valle / Project No. 92-074(5)**

Dear Director Richard J. Bruckner,

The Lakes Town Council is writing to voice the community's concerns regarding this project. Specifically, traffic on Copperhill Road and how it will affect traffic flow and safety on San Francisquito Canyon Road. As it stands, the traffic lights are poorly timed. In addition, why does the project only appear to be using existing streets for ingress and egress?

Other concerns regard light and noise pollution. Residents of the Lakes value our dark night skies. What plans will be implemented (such as shrouded light fixtures) to mitigate the invasive light pollution already in effect.

Thank you.

Respectfully,

Louisa Stephen  
Secretary





# Attachment J



# BLC TESORO LLC

July 13, 2018

Ms. Marie Pavlovic  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Re: Revised Vesting Tentative Tract No. 51644-1

Dear Ms. Pavlovic,

The purpose of this letter is to request consideration of a modification to the above referenced map by the Regional Planning Commission at its meeting on August 1, 2018.

Since the map was cleared by the Subdivision Committee in January 2018, we have received extensive feedback from Tesoro del Valle residents regarding the proposed connection of Reyes Adobe Way between Phase A and our proposed project (Phase B/C). The Tesoro del Valle Master Homeowners Association, which will annex our project in the future, has therefore formally asked us to submit an alternative that provides for two cul de sacs in lieu of the connection as depicted on the attached exhibit.

As the Commission considers this request, we offer the following background information:

1. The alternative has been reviewed by Andy Narag in the Department of Public Works and modified to incorporate the pedestrian access noted on the exhibit.
2. The alternative has also been reviewed by Juan Padilla of the County Fire Department. Based on his feedback we have clarified that the emergency gate is to be maintained by the Master HOA.
3. The alternative has been reviewed by our traffic consultant and he has offered the opinion that the modification will not negatively affect traffic circulation in the area.
4. The Master HOA is willing to provide the necessary slope easements to construct a standard cul de sac at the existing termination of Reyes Adobe Way. The Master HOA is also willing to accept maintenance responsibility for any excess ROW not required for the alternative design.

Compared to the existing substandard condition, we believe this new cul de sac will increase safety for the current residents by providing adequate turnaround space for fire vehicles. We therefore support this modification and ask the Regional Planning Commission to add it as a conditional of approval to our revised Vesting Tentative Tract Map.

If you have any questions regarding this matter, please contact me at (949) 945-2556.

Sincerely yours,



Michael Schlesinger

for BLC Tesoro LLC,  
a Delaware limited liability company

cc: Amy Bodek, Department of Regional Planning  
Steven Jones, Department of Regional Planning  
Andy Narag, Department of Public Works  
Juan Padilla, Los Angeles County Fire Department

**BLC Tesoro LLC**

100 Bayview Circle, Suite 2200, Newport Beach, CA 92660 | P. 949.945.2290 | [www.npland.com](http://www.npland.com)







# Attachment M



State of California • Natural Resources Agency  
Department of Conservation  
Division of Oil, Gas, and Geothermal Resources  
Coastal District • Ventura  
1000 South Hill Road • Suite 116  
Ventura, CA 93003-4458  
(805) 937-7246 • FAX (805) 654-4765

Edmund G. Brown Jr., Governor

July 12, 2018

Ms. Marie Pavlovic  
County of Los Angeles - Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Marie Pavlovic:

SCH # 2016101032 TESEORO DEL VALLE PROJECT, LOS ANGELES COUNTY

The Department of Conservation, Division of Oil, Gas, and Geothermal Resources (Division) has received and reviewed information for the above referenced project.

The Division has no jurisdiction or statutory responsibility for land use decisions or building construction. However, the Division is mandated by Section 3106 of the California Public Resources Code (PRC) to supervise the drilling, operation, maintenance, and abandonment of oil and gas wells. This is for the purposes of preventing: 1) damage to life, health, property, and natural resources; 2) damage to underground and surface waters suitable for irrigation or domestic use; 3) loss of oil, gas, or reservoir energy; and 4) damage to oil and gas deposits by infiltration of water and other causes. In addition, the Division has authority to order well reabandonment under PRC section 3208.1. The law relies on the presumption that a well abandonment not up to current standards is more likely to leak, and therefore should be reabandoned to current standards, especially if access to the well may be impeded.

The Division possesses records regarding oil and gas wells drilled and operated in the State of California. (PRC §§ 3215 and 3216.) The Division provides the following information to facilitate local permitting agencies' exercise of local land use authority regarding use of land where oil and gas wells are situated. In contrast, the Division does not possess local land use decision authority, but alternatively has authority for permitting any necessary work on any oil and gas well in the State. (PRC §§ 3106 and 3203.)

The Division has conducted a record review of known wells located on the above-referenced project. The record review process consists of determining the possible location, last known operator, and abandonment status of any known wells on the property by examining records previously submitted to the Division, and then comparing the abandonment status with current abandonment standards and proposed development. These well records are online and can be found (by each well's API number) using the following link:

<https://secure.conservation.ca.gov/WellSearch>

The project lies within Los Angeles County, partially inside the Wayside Canyon oil field boundaries. Our records indicate that there is one well inside the project area. Specific and detailed well locations may be obtained from the Division's online well records. Figure 1 below gives approximate well locations.



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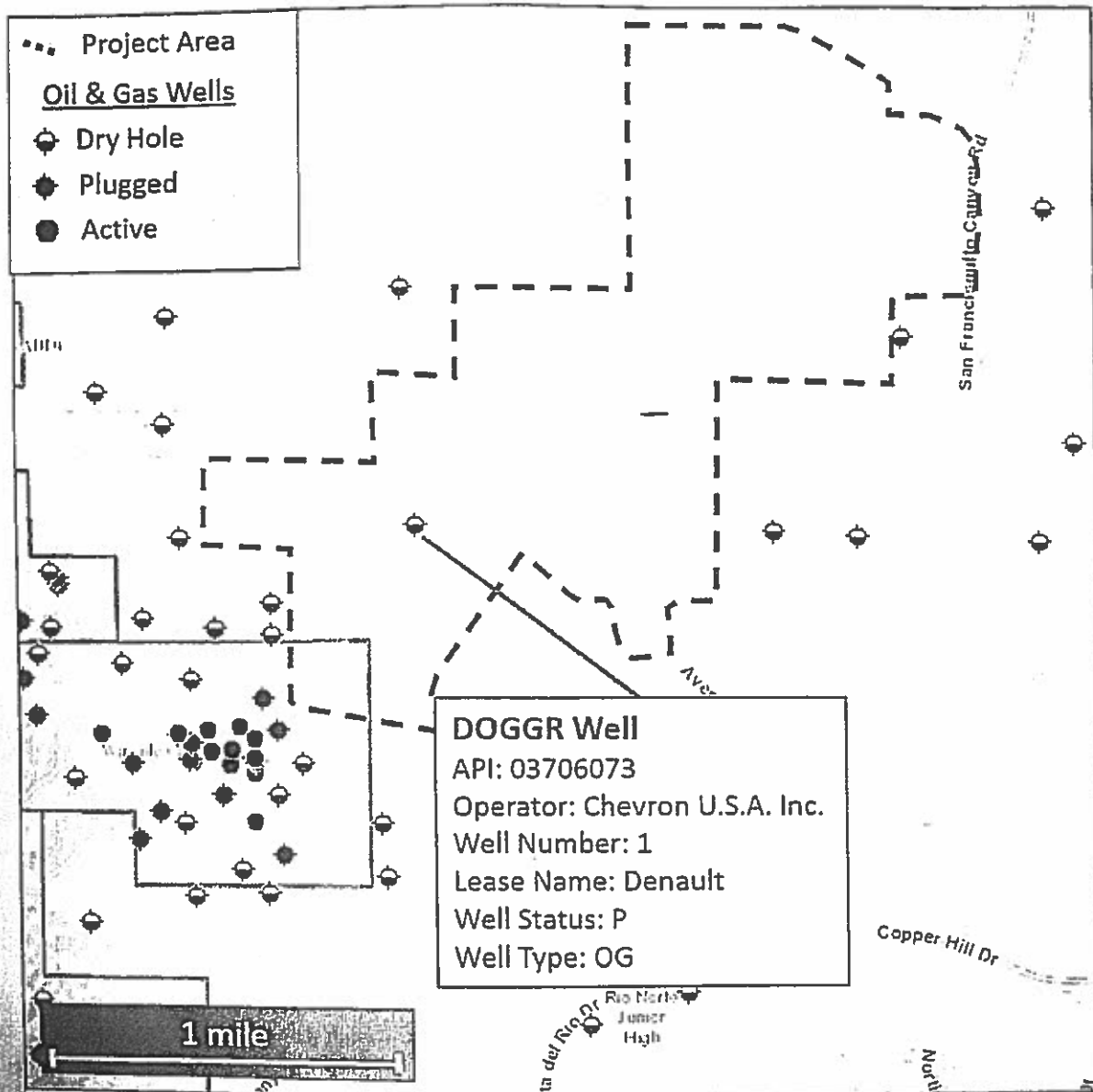


Figure 1. Annotated map of the proposed project area and known DOGGR wells.

The following is a summary of the current abandonment status of the identified well:

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Well	Status
<b>Chevron U.S.A. Inc.</b> <b>"Denault" 1</b> <b>API: 03706073</b>  <b>Lat: 34.479438</b> <b>Long: -118.5708</b>	The record review process shows that the abandonment status of this well is abandoned to current Division standards as of June 8, 2018.

The local permitting agency, property owner, and/or developer should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil and gas wells. These issues are non-exhaustively identified in the following comments, and are provided by the Division for consideration by the local permitting agency, in conjunction with the property owner and/or developer, on a parcel-by-parcel or well-by-well basis. As stated above, the Division provides the above well review information solely to facilitate decisions made by the local permitting agency regarding potential development near oil or gas wells.

1. It is recommended that access to any well located in the project be maintained in the event abandonment or re-abandonment of the well becomes necessary in the future. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access. This includes, but is not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, roads, sidewalks, and decking. Maintaining sufficient access to an oil or gas well may be generally described as maintaining "rig access" to the well. Rig access allows a well servicing rig and associated necessary equipment to reach the well from a public street or access way, solely over the parcel on which the well is located. A well servicing rig, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.
2. Nothing guarantees that wells abandoned to current standards will not start leaking oil, gas, and/or water in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells that are presently abandoned to current standards have a lower probability of leaking oil, gas, and/or water in the future, but makes no guarantees as to the adequacy of the abandonment or the potential need for future re-abandonment. If any construction takes place above or nearby to "Denault" 1, it should be located, unearthed and tested for leakage before work. The Division recommends that if any construction is permitted by the local land use agency to be built over any plugged and abandoned well, monitoring equipment should be considered to monitor for any leakage.
3. The Division recommends that any soil containing significant amounts of hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

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4. To ensure that present and future property owners are aware of (1) the well located on the property, and (2) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified wells, and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.
5. No well work may be performed on any oil or gas well without written approval from the Division in the form of an appropriate permit. This includes, but is not limited to, mitigating leaking fluids or gas from abandoned wells, modifications to well casings including plating, and/or any other re-abandonment work. (NOTE: The Division regulates the depth of any well below final grade (depth below the surface of the ground). Title 14, Section 1723.5 of the California Code of Regulations states that all well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this grade regulation, a permit from the Division is required before work can start.)
6. The Division advises all parties not to undertake construction that could prevent or impede access to any wells.

The Division directs you to PRC section 3208.1, which states:

(a) To prevent, as far as possible, damage to life, health, and property, the supervisor or district deputy may order, or permit, the reabandonment of any previously abandoned well if the supervisor or the district deputy has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible.

(b) The operator responsible for plugging and abandoning deserted wells under Section 3237 shall be responsible for the reabandonment except in the following situations:

(1) The supervisor finds that the operator plugged and abandoned the well in conformity with the requirements of this division in effect at the time of the plugging and abandonment and that the well in its current condition presents no immediate danger to life, health, and property but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem. In this situation, the owner of the property on which the well is located shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.

(2) The supervisor finds that the operator plugged and abandoned the well in conformity with the requirements of this division in effect at the time of the plugging and abandonment and that construction over or near the well preventing or impeding access to it was begun on or after January 1, 1988, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be reabandoned or to follow the advice of the supervisor or district deputy not to undertake the construction. In this situation, the person or entity causing the construction over or near the well shall be responsible for the reabandonment.

(3) The supervisor finds that the operator plugged and abandoned the well in conformity with the requirements of this division in effect at the time of the plugging and abandonment and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, and the supervisor is able to determine based on credible evidence, including circumstantial



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evidence, the party or parties responsible for disturbing the integrity of the abandonment. In this situation, the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the reabandonment.

(c) For purposes of this section, being responsible for the reabandonment means that the responsible party or parties shall complete the reabandonment and be subject to the requirements of this chapter as an operator of the well. The responsible party or parties shall file with the supervisor the appropriate bond or security in an amount specified in Section 3204, 3205, or 3205.1. If the reabandonment is not completed, the supervisor may act under Section 3226 to complete the work.

(d) Except for the situations listed in paragraphs (1), (2), and (3) of subdivision (b), nothing in this section precludes the application of Article 4.2 (commencing with Section 3250) when its application would be appropriate.

As PRC section 3208.1, subdivision (b)(1) indicates, if any construction in the project area will prevent or impede access to well(s), reentry of those well(s) for the purposes of upgrading the plugging and abandonment condition would be the responsibility of the property owner/developer. The Division is not responsible to reabandon these well(s).

If during development activities, any wells are encountered that were not part of this review, the developer shall immediately notify the Division's Coastal District Ventura office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation. Remedial plugging and reabandonment operations may be required.

If you have any questions, please contact Mr. Justin LaForge at (805) 465-9626 or via email at [justin.laforge@conservation.ca.gov](mailto:justin.laforge@conservation.ca.gov).

Sincerely,

DocuSigned by:  
  
3E6E253D5042491

Patricia A. Abel,  
Coastal District Deputy

cc: State Clearinghouse  
Tim Shular  
Crina Chan  
Jan Perez  
Chirono  
Well File